



1 Bredon Close, Albrighton, Wolverhampton, WV7 3PQ

BERRIMAN
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A beautifully presented and stylishly appointed three double bedroom link detached family home which has been comprehensively remodelled and refurbished in recent years to create a comfortable home of much note.

LOCATION

Albrighton is a particularly conveniently situated village with excellent communications with rail services running from Albrighton Station with direct connections to Birmingham and the M54 (J3) being within a few minutes drive facilitating fast access to the industrial West Midlands and beyond.

The village centre provides a full compliment of local facilities, Telford, Wolverhampton and Bridgnorth are within easy reach and the area is well served by schooling.

DESCRIPTION

1 Bredon Close has been owned by the current seller since 2017 and, since that time, has been the subject of a comprehensive scheme of remodelling and refurbishment throughout. The property now provides a family home of much calibre which is beautifully presented throughout and which is appointed to an excellent standard with kitchen and bathroom suites of quality, tasteful décor, double glazing and gas fired central heating.

The property has been well maintained and has a superb flow of living areas to the ground floor with the dining kitchen being the focal point of the residence together with a lounge and a separate sitting room.

The property stands within a superb plot with a deep frontage and a surprisingly private rear garden.

ACCOMMODATION

A composite front door opens into a PORCH with a part glazed door opening into the LOUNGE which is a comfortable main living room with a double glazed window to the front and an inset wood burning stove. There is a SITTING ROOM with a double glazed window to the front and integrated ceiling lighting which could also be an ideal office for those wishing to work from home. The DINING KITCHEN has a full range of contrasting wall and base mounted cabinetry with polished butchers block working surfaces, an undermounted ceramic sink, space for a range style cooker with stainless steel filtration unit above, an integrated dishwasher, an integrated fridge and freezer, a built in microwave, a double glazed window overlooking the rear garden, under unit lighting, integrated ceiling lighting and a large dining area with wiring for a wall mounted TV, double glazed bifold doors to the garden with the entire room having tiled flooring.

There is an INNER HALL with coat hooks, a double glazed door to the garage and a well appointed GUEST CLOAKROOM with a WC and vanity unit with wash basin with cupboard beneath, integrated ceiling lighting and tiled floor.

Stairs rise to the first floor landing with integrated ceiling lighting. BEDROOM ONE is a good double room in size with a double glazed window overlooking the rear garden with a delightful tree studded matured backdrop. BEDROOM TWO is a good double room in size with two built in double wardrobes with cupboards above, integrated ceiling lighting and a double glazed window to the front and BEDROOM THREE is also a double room in size with a double glazed rear window and a built in double wardrobe with cupboard above. The BATHROOM has a well appointed suite with a panelled bath with mixer tap with shower attachment together with a tiled shower with waterfall head and separate hose, a vanity unit with wash basin with cupboards beneath and a WC with concealed flush, a double glazed window, tiled floor, integrated ceiling lighting and a radiator with heated towel rail attachment.

OUTSIDE

1 Bredon Close stands behind a deep frontage with an extensive, gravel DRIVEWAY providing ample off street parking for multiple vehicles. There is a GARAGE with an electrically operated roller shutter door, concrete floor, electric light, a cold water supply, internal doors to the sitting room and the inner hall, a double glazed door to the garden and a double glazed door to the LAUNDRY with plumbing for a washing machine, space for a tumble dryer, stainless steel sink, a double glazed rear window, tiled floor and a wall mounted Worcester Bosch gas fired central heating boiler.

The REAR GARDEN enjoys a high degree of privacy for a property of this type in this location and which has a full width, paved entertaining terrace to the rear of the property with a shaped lawn beyond with sleeper edged borders and a timber garden shed.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – Shropshire
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast is available

Mobile – Ofcom checker shows the four main providers cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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£389,950

EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**1 BREDON CLOSE
ALBRIGHTON**

HOUSE: 115.2sq.m. 1240sq.ft.
 GARAGE: 18.4sq.m. 198sq.ft.
TOTAL: 133.6sq.m. 1438sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



