



9 Redford Drive, Albrighton, Wolverhampton, WV7 3DE

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## 9 Redford Drive, Albrighton, Wolverhampton, WV7 3DE

A well presented four bedroom detached property at the end of a quiet cul-de-sac in a sought-after Shropshire village within easy walking distance of Albrighton Train Station.  
NO UPWARD CHAIN

### LOCATION

Redford Drive stands in a sought-after location with the popular Shropshire village of Albrighton and is within easy walking distance of both the train station and the village centre. The village provides a full complement of local facilities which are more than sufficient for everyday requirements and the area is well served by schooling.

Communications are excellent with Albrighton Train Station providing direct services to Shrewsbury, Birmingham and beyond and the M54 being within easy reach at Tong (J3) facilitating fast access to the entire motorway infrastructure.

### DESCRIPTION

9 Redford Drive sits at the head of a quiet cul-de-sac close to the centre of the village. There are four good size bedrooms and a bathroom to the first floor and the ground floor has an open plan lounge and dining room along with a breakfast kitchen and a guest cloakroom. The property benefits from double glazing and gas central heating and there is a driveway to the front a garage and a private rear garden.

### ACCOMMODATION

An open PORCH with three arches has a composite door and double glazed window opening into the HALL with an internal door to the garage and a GUEST CLOAKROOM with a WC, wash basin and a window to the front. There is a THROUGH RECEPTION ROOM with a dining area with double glazed window to the front and the lounge area has an electric fire set in a granite surround with wooden mantle, integrated ceiling lighting, coved ceiling, French doors to the rear garden and a door to the BREAKFAST KITCHEN with a range of wall and base units with roll top working surfaces, stainless steel sink and drainer with a double glazed window over, space for appliances including fridge freezer, washing machine and dishwasher, an integrated four ring electric hob with extractor fan above and double integrated oven beneath and a double glazed door to the side passage.

Stairs from the hall rise to the first floor landing with access to the loft. BEDROOM ONE is a good size double room with a double glazed window to the front. BEDROOM TWO is also double in size with a double glazed window to the rear. BEDROOM THREE is a double room with a double glazed window to the front and a built in linen cupboard housing the hot water cylinder and slatted shelving. BEDROOM FOUR has a double glazed window to the rear and a built in cupboard with slatted shelving and the BATHROOM has a panelled bath with shower over, vanity unit with wash basin, vanity cupboards and WC, tiled walls and a double glazed window.

### OUTSIDE

9 Redford Drive sits in the corner of the cul-de-sac sharing the drive threshold with the neighbour and a private DRIVE laid in tarmacadam for up to three cars with a shaped lawn with planted and flowering beds and borders. The GARAGE has an up and over door, electric light and power, a useful storage cupboard, a wall mounted Potterton boiler and an internal door to the hall.

There is gated side access to the PRIVATE REAR GARDEN with a paved patio to the rear, shaped lawn, path to the rear shed, screening shrubs and planted and flowering borders.

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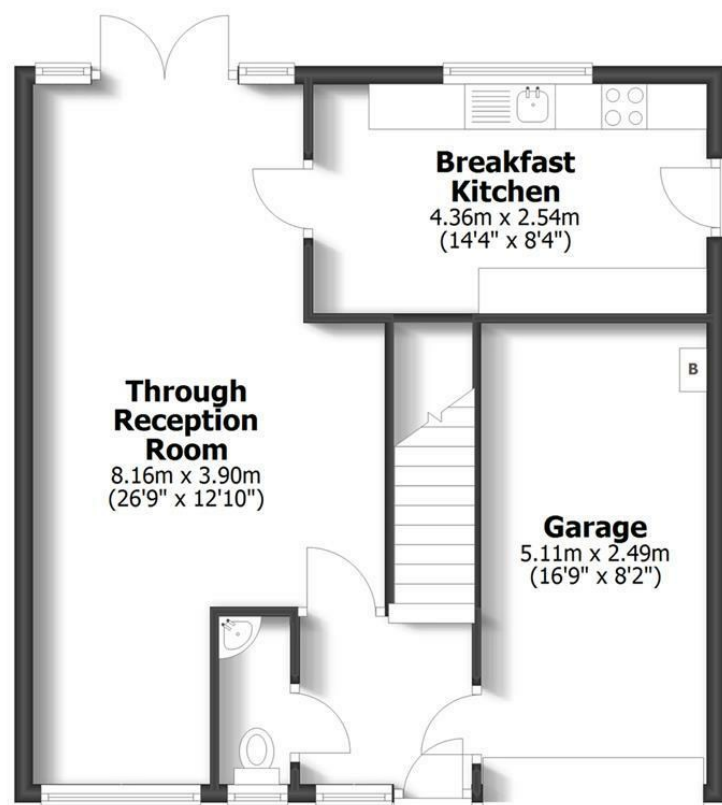
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



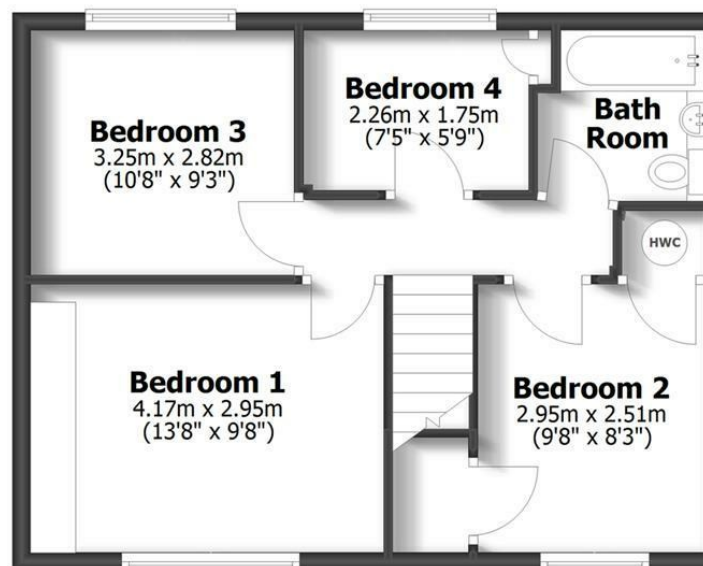
## 9 Redford Drive Albrighton

HOUSE: 89.1sq.m. 959sq.ft.  
GARAGE: 12.7sq.m. 137sq.ft.  
**TOTAL: 101.8sq.m. 1096sq.ft.**

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



**Ground Floor**



**First Floor**



