



1 Redford Drive, Albrighton, Wolverhampton, WV7 3DE

BERRIMAN
EATON

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A superbly situated, detached family home standing behind a deep frontage on one of Albrighton's premier cul-de-sacs

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

1 Redford Drive was purchased by the current owner in 2017 and has, since that time, been the subject of a comprehensive scheme of refurbishment. The works undertaken include a full rewire and a complete replacement of the central heating system with new pipework, radiators and boiler, all of the internal walls and ceiling have been replastered with new skirting boards, new kitchen and bathroom suites of quality have been fitted. The house is fully networked with Cat 6 cabling and ethernet points in all of the principal rooms. A guest cloakroom has been created to the ground floor and an EV charging point has also been installed. The internal doors have been replaced with contemporary oak units with modern furniture, a composite front door has been fitted and the property has been redecorated throughout.

The house now provides a superbly proportioned family home which also offers significant potential for extensions to both ground and first floors should buyers so wish and subject to gaining all of the usual and necessary consents. Building regulation approval was obtained some years ago for an extension to the ground floor which, with internal remodelling, would create a sitting room to the front and a large, L-shaped living kitchen to the rear.

The house stands within a superb plot with an impressively deep frontage with a large lawn with driveway to one side with ample scope to extend the driveway provision should buyers require and there is a lovely garden to the rear. The property is double glazed throughout with several of the windows having been replaced.

ACCOMMODATION

A composite front door with double glazed panels to either side opens into the HALL with a GUEST CLOAKROOM with a contemporary white suite with a WC and wall hung vanity unit with wash basin with cupboard beneath. There is a large L-shaped RECEPTION ROOM incorporating a lounge with a wide, double glazed front window with plantation shutters and a dining area with double glazed French doors and windows to the garden. The KITCHEN has a stylish range of wall and base mounted cabinets with butchers block working surfaces and a stainless steel sink and drainer, a four ring electric hob with stainless steel filtration chimney above and built under electric oven, an integrated dishwasher, and integrated fridge and freezer, LVT flooring, a shelved pantry cupboard and a useful store cupboard, a double glazed side door and double glazed window overlooking the garden and integrated ceiling lighting.

A two rise staircase from the hall with a double glazed window to the half landing rises to the first floor landing with integrated ceiling lighting. BEDROOM ONE is a large double room in size with a double glazed picture window to the front and BEDROOM TWO is also a good double room in size with a double glazed window overlooking the rear garden. BEDROOM THREE is also a generously proportioned room with a double glazed window to the front and a useful over stairs storage cupboard, a sturdy Bison loft ladder leading to the partially boarded loft. The BATHROOM has a superbly appointed white suite with a panelled bath with waterfall tap and pencil hose, WC and vanity unit with wash basin with waterfall tap and cupboard beneath together with a separate shower with rainfall head and separate hose, integrated ceiling lighting, two double glazed windows, a chrome towel rail radiator and a mirror with sensor backlighting.

OUTSIDE

1 Redford Drive stands well back from the cul-de-sac behind a long DRIVEWAY laid in tarmac providing ample off street parking for several vehicles. There is a large, shaped front lawn and ample scope to extend the parking provision should buyers so wish. There is a GARAGE with electric light and power and a UTILITY area at the rear with plumbing for a washing machine and space for a tumble dryer and a wall mounted Vaillant gas fired central heating boiler. There is a side window, a STORE, a cold water supply and a curtesy door to the rear garden.

There is gated side access from the front to the delightful REAR GARDEN with a paved patio to the rear of the property with a shaped lawn beyond with a large entertaining terrace to the rear laid in crepe print providing a fine, al fresco seating and dining area. There are beds and borders and the garden is of an excellent size for a property of this nature.

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 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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Offers Around
£382,500

EPC: C

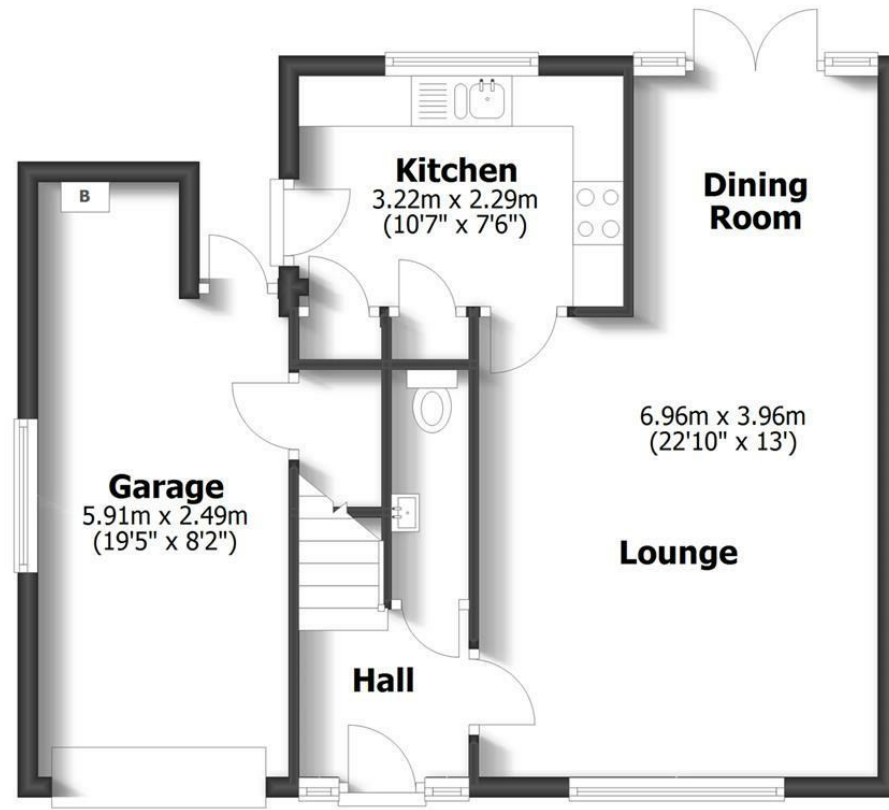
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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



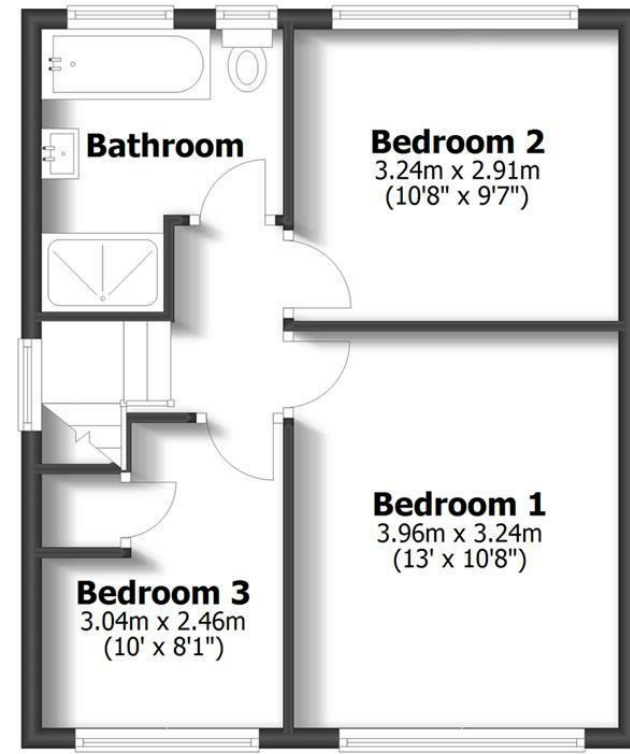
**1 REDFORD DRIVE
ALBRIGHTON**

HOUSE: 80.1sq.m. 862sq.ft.
 GARAGE: 13.5sq.m. 145sq.ft.
TOTAL: 93.6sq.m. 1007sq.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

