



4 Mayfair Close, Albrighton, Wolverhampton, WV7 3PW

BERRIMAN  
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## 4 Mayfair Close, Albrighton, Wolverhampton, WV7 3PW

A recently refurbished, beautifully presented and well situated bungalow standing close to the heart of a sought-after and highly regarded Shropshire village

### LOCATION

4 Mayfair Close stands in a delightful position in the centre of a highly regarded and much sought-after Shropshire village. Albrighton provides a full range of local facilities which are ideal for everyday requirements with a full complement of shops, local eateries and a much respected surgery.

Communications are excellent with Albrighton Train Station providing direct services to Shrewsbury and Birmingham and the M54 being nearby at Tong (J3) facilitating fast access to Telford, Shrewsbury and beyond.

### DESCRIPTION

4 Mayfair Close is a well proportioned link-detached bungalow with light, airy and spacious accommodation throughout. The property has recently been the subject of a substantial scheme of refurbishment and improvement and now offers accommodation of the highest calibre throughout. There are double glazed windows, kitchen and shower room suites of quality and double glazed windows. The property was re-wired and had a new gas central heating system installed in 2022.

### ACCOMMODATION

A composite front door with double glazed panels to either side opens into the HALL with oak flooring, a skylight, integrated ceiling lighting, coved ceiling and a useful cloaks and storage cupboard. The LOUNGE has double glazed bifold doors and a window to the rear garden, a contemporary fireplace with electric fire, coved ceiling, oak flooring and a glazed door into the dining kitchen. The KITCHEN area has a full range of contemporary wall and base mounted cabinets with a range of high end Bosch appliances including an integrated fridge and freezer, a microwave, an electric oven, an integrated dishwasher and an electric hob with a filtration chimney above, an integrated Hotpoint washing machine, a stainless steel sink, a skylight, integrated ceiling lighting, coved ceiling, a double glazed window overlooking the rear garden and an open doorway through to the DINING AREA with a double glazed window overlooking the rear garden, coved ceiling and oak flooring.

BEDROOM ONE is a good double room in size with a double glazed window to the front and ceiling coving. BEDROOM TWO is also a good room in size with a double glazed window to the front and coved ceiling and the SHOWER ROOM has a well appointed contemporary suite with a fully tiled shower with waterfall head and separate hose, vanity unit with wash basin with cupboards beneath and mirror fronted cabinet above with touch sensor lighting to either side and an integrated shaver point, tiled floor and walls, a light tube, integrated ceiling lighting and a chrome towel rail radiator.

### OUTSIDE

4 Mayfair Close stands behind a pleasant frontage with a DRIVEWAY laid in brick pavements providing off street parking, a shaped front lawn, an outside light and power point and a side passage with double glazed doors to both the drive and the rear garden, a wall mounted baxi gas fired central heating boiler, electric light and power.

The REAR GARDEN has a paved terrace to the rear of the property, shaped lawn beyond with stocked beds and borders, a greenhouse and a timber garden shed.

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

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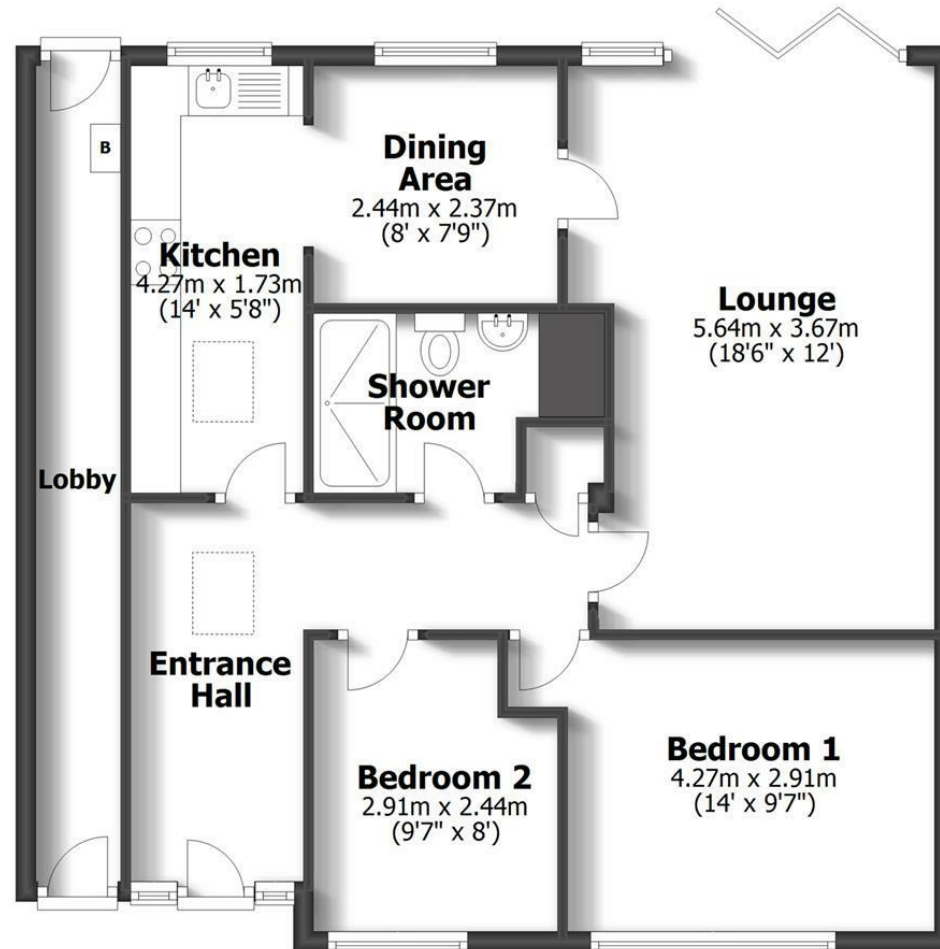
Offers Around  
£350,000

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.



## 4 MAYFAIR CLOSE ALBRIGHTON



**Ground Floor**

**TOTAL: 76.5sq.m. 823sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

