



28 Woodland Close, Albrighton

THOMAS HARVEY
ESTATE AGENTS

An Extensively Extended & Remodelled High Quality Three Bedroom Two Bathroom Detached Bungalow. Undoubtedly One Of The Finest Examples Of Its Type On The Market & With Stunning Panoramic Views Over Countryside At Rear!

28 Woodland Close, Albrighton, Wolverhampton, WV7 3PR

Asking Price: £440,000

Tenure: Freehold

Council Tax: Band D - Shropshire

EPC Rating: C (70) No: 1100-7960-0822-0499-3143

Total Floor Area: 1061.3sq feet (98.6sq metres) Approx.

Services: We are informed by the Vendors that all main services are installed

No Upward Chain

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

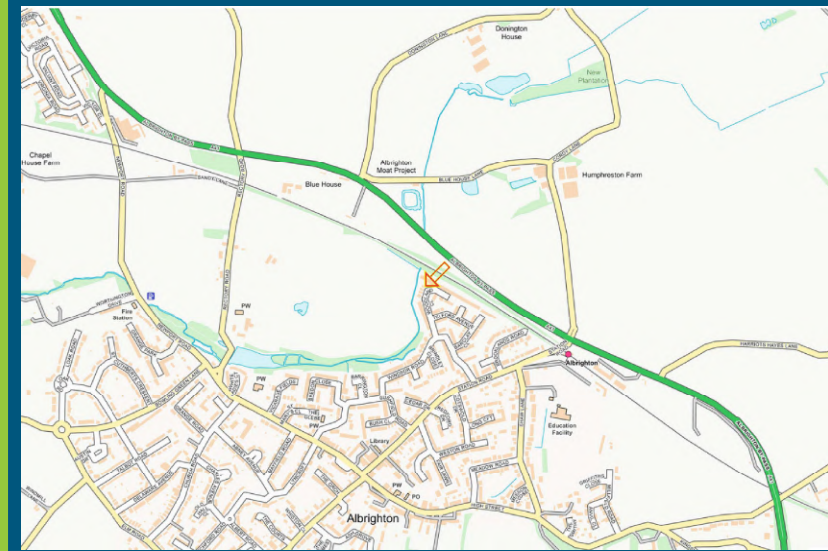
Mobile: Ofcom checker shows one of four main providers have good coverage indoor and all four have good coverage outdoor.

Situated on the outskirts of this favoured Shropshire Village just off Station Road and therefore in one of the most popular residential areas of Albrighton with the added feature of stunning panoramic views over adjacent countryside & fields, creating a most tranquil & beautiful setting!

This deceptive & individually designed detached bungalow has been extensively refurbished by the present owners with no expense spared to provide a modern and attractive living accommodation, with a number of high quality fittings throughout.

A first class example of its type, viewing of the extended accommodation is essential to comprehend the surprisingly spacious living space, measuring at approx. 1061.3sq feet and stylishly appointed throughout incorporating many striking features. With no expense spared, the bungalow includes quality carpets & flooring, trendy & simplistic décor, a number of internal oak veneer doors, composite external doors & double glazed windows, certified electrics, luxury new modern bathrooms and a bespoke spectacular breakfast kitchen. Thoughtfully re-designed, the stunning interior offers outstanding living accommodation ideal as a family home and now includes reception porch to entrance hall with built in cloaks cupboard, master bedroom with ensuite shower room, two further bedrooms with remote controlled Velux windows and a stunning new family bathroom with a quality suite. At the rear of the house is a light and open 22ft living room with dining area, having bifold doors overlooking the rear garden to further compliment the countryside backdrop. Internal double doors lead to the bespoke breakfast kitchen, fitted with a smart suite of dark shaker style suite a range of built in appliances. From the entrance hall, access leads to the garage with remote controlled garage door and rear access to the garden. At the front of the bungalow is a large block paved driveway providing ample off road parking. The rear garden is neatly landscaped creating a useful outside space and designed to fully appreciate the rear views.

Within easy walking distance of Albrighton High Street and the vast amenities therein, both Albrighton Train Station & the M54 are within easy access to Woodland Close and therefore perfect for commuting to principal towns & cities. A superb opportunity for purchasers requiring an exclusive, first class family home, with internal inspection is highly recommended and offered with No Upward Chain!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Reception Porch: Composite double glazed front door and full height double glazed opaque side windows, white period style radiator and laminate flooring. **Entrance Hall:** Internal hardwood glazed double doors, white period style radiator, built in storage cupboard, recessed ceiling spotlights and laminate flooring.

Bedroom One: 12ft (3.65m) x 10'9" (3.28m)

Radiator and double glazed window to front. **Ensuite: 10'9" (3.28m) x 5'2" (1.60m)**
Fitted with a luxury white suite comprising shower enclosure, chrome overhead rainfall shower and handheld spray, vanity unit with wall mounted mirrored cabinet having Bluetooth speakers, an additional wall mounted mirror with concealed built in storage & shelving behind, recessed WC, chrome heated towel rail, marble effect tiled flooring, recessed ceiling spotlights and extractor fan.

Bedroom Two: 9'10" (3.00m) x 8'11" (2.72m)

Radiator, recessed ceiling spotlights and remote controlled skylight.

Bedroom Three: 14'3" (4.33m) x 6'8" (2.03m)

Radiator and double glazed remote controlled skylight.

Shower Room: 7ft (2.14m) x 5'10" (1.79m)

Fitted with a luxury new shower suite comprising walk in double shower with chrome overhead rainfall shower and separate handheld spray, low level WC, vanity unit, wall mounted mirrored cabinet with Bluetooth speakers, chrome heated towel rail, marble effect tiled walls, recessed ceiling spotlights, tiled effect flooring, extractor fan, built in storage cupboard and skylight.

L-Shaped Open Living Room with Dining Area: 21'2" (6.45m max) x 19'8" (5.99m)

Radiator, further vertical white radiator, log effect recessed modern electric fire, laminate flooring, skylight and double glazed bifold doors to rear.

Breakfast Kitchen: 16'3" (4.96m) x 11'4" (3.44m)

Fitted with a matching suite of dark coloured shaker style units comprising a range of base cupboards, drawers and suspended wall cupboards, marble effect laminate worktops, stainless steel 1½ drainer sink unit with pull out chrome mixer tap, built in appliances include electric Bosch oven, microwave, four ring induction hob with back extractor hood over, fridge, freezer, plumbing for both washing machine & dishwasher, concealed wall mounted gas fired central heating boiler, white vertical radiator, recessed ceiling spotlights, laminate flooring, skylight, double glazed windows to rear and PVC double glazed side door.

Garage: 14'9" (4.50m) x 10'6" (3.20m)

Remote control roller shutter door, power, lighting and PVC double glazed door to rear.

Rear Garden: Enjoying an enclosed rear garden, designed to offer low maintenance yet a most pleasant setting, the garden includes a full width paved patio with sandstone style slabs, matching path, shaped lawn, exterior lighting & power sockets, surrounding fencing and rear dwarf wall.

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.





















*28 Woodland Close,
Albrighton*

Total Floor Area: 1061.3sq feet (98.6sq metres) Approx.

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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