Cloverfield, 1A Redford Drive, Albrighton, Wolverhampton, WV7 3DE

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A superb, single storey property with a lovely, private rear garden and a large loft
Located in a sought after Shropshire village located close to the station.

LOCATION

Redford Drive occupies a sought-after position within the popular Shropshire village of Albrighton, within easy walking distance of both the village centre and the train station. The village offers an excellent range of local amenities suitable for everyday needs, along with well-regarded schooling.

Transport links are superb, with Albrighton Train Station providing direct services to Shrewsbury, Birmingham, and beyond. The M54 motorway is readily accessible at Tong (Junction 3), offering convenient connections to the wider motorway network.

DESCRIPTION

Cloverfield is a superb, single storey property with well appointed accommodation throughout. The open plan lounge and dining room sits alongside the kitchen and conservatory. The bedroom area is separated from the living areas by an inner lobby.

The garage is a good size with ample storage and a laundry area to the rear alongside a cloakroom. There is ample parking to the front and the benefit of a garden room which could be used for a variety of different purposes.

ACCOMMODATION

A glazed door opens into the PORCH with a useful cloaks and storage cupboard and a door opens into the open plan LOUNGE AND DINING ROOM. The lounge area has a double glazed walk in bay window to the front, a coal effect gas fire set in a brick surround, coved ceiling and the dining area has a double glazed patio door opening into the CONSERVATORY with double glazed windows and doors to three elevations, tiled floor and wiring for wall lights. A door from the dining area opens into the KITCHEN with a range of wall and base units with roll top work surfaces, a sink and drainer with a double glazed window over, a four ring gas hob with filtration unit above and a double oven beneath, integrated microwave, a pull out larder and an integrated fridge along with integrated ceiling lighting and a door opens into the garage with a LAUNDRY area to the rear with space for undercounter fridge and freezer, space for a washing machine and tumble dryer, a wall mounted gas fired central heating boiler and a CLOAKROOM with a WC and wash basin.

From the dining room a door opens into an INNER HALL with access to the large, part boarded loft via a drop down ladder. The PRINCIPAL BEDROOM SUITE has a good size double bedroom with a double glazed window to the front, wiring for wall lights, a range of fitted wardrobes and an EN-SUITE SHOWER ROOM with a shower cubicle, wash basin with cupboards beneath, WC, heated ladder towel rail. BEDROOM TWO is also double in size with a double glazed window to the rear garden and a range of fitted furniture. The SHOWER ROOM has a large shower cubicle, WC, wash basin with cupboards beneath, heated ladder towel rail, integrated ceiling lighting, tiled flooring, a linen cupboard housing the hot water cylinder with slatted shelving above.

OUTSIDE

Cloverfield sits behind a long, tarmac DRIVEWAY to the front with lawns and hedges to either side and planted beds leading to the GARAGE with an electric up and over door, concrete floor, electric light and power, a range of fitted units with a laundry area to the rear with a double glazed door and window to the rear garden.

There is gated side access to the private REAR GARDEN with a variety of seating areas amongst shaped lawns with planted and flowering beds and border. There is an external cold water supply and a brick built shed.

The GARDEN ROOM / BOTHY has tiled flooring two doors to the garden, a window to the side, electric light and power. This room could be used for a variety of different purposes such as a home office for those wishing to work from home, a gym or garden room. There is a corner flue with electric fire beneath helping to make the room usable all year round.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND E – Shropshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is FREEHOLD.
Broadband – Ofcom checker shows Standard and Superfast broadband are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: https://www.ofcom.org.uk/mobile-coverage-checker
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows very low risk.

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Wombourne Office
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www.berrimaneaton.co.uk

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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.

1A Redford Drive
Albrighton

HOUSE:	90.9sq.m.	978sq.ft.
GARAGE:	26.7sq.m.	288sq.ft.
GARDEN ROOM:	17.3sq.m.	187sq.ft.
TOTAL:	**134.9sq.m.**	**1453sq.ft.**

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