



16 Redford Drive, Albrighton, Shropshire, WV7 3DE

BERRIMAN  
EATON

# 16 Redford Drive, Albrighton, Shropshire, WV7 3DE

16 Redford Drive is a newly built dormer detached bungalow offering flexible and well-proportioned accommodation. The property benefits from a driveway to the front and a private rear garden.

## 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

16 Redford Drive is a newly constructed property situated on the corner of Redford Drive and Station Road. Built by well-regarded local developers Willander Homes, the property has been finished to an excellent standard throughout, featuring contemporary kitchen and bath/shower room fittings. The property comes with the benefit of a 10 year build warranty with ICW.

The versatile accommodation comprises a lounge, breakfast kitchen, bathroom, and bedroom three/dining room on the ground floor, with a principal bedroom suite and a second bedroom on the first floor.

## ACCOMMODATION

A glazed composite entrance door opens into the HALLWAY, which includes a cupboard housing the pressurised hot water cylinder. The THROUGH LOUNGE features a double-glazed window to the front elevation and double-glazed French doors opening onto the rear garden. The BREAKFAST KITCHEN is fitted with a modern range of wall and base units and includes a selection of integrated appliances comprising a fridge freezer, dishwasher, washing machine, induction hob with filtration unit above, oven, and splashback. A sink and drainer sit beneath a double-glazed window, with a further double-glazed door providing side access. The room is finished with wood-effect laminate flooring. BEDROOM THREE / DINING ROOM has a double-glazed window overlooking the rear garden. The ground floor BATHROOM is fitted with a panelled bath with waterfall-style shower over, pedestal wash basin, WC, heated ladder towel rail, tiled flooring and walls, and a double-glazed window.

The PRINCIPAL SUITE offers a generous double bedroom with integrated ceiling lighting, a roof light, and storage cupboard set within the eaves. The EN-SUITE SHOWER ROOM is fitted with a shower featuring a waterfall head and separate hose, pedestal basin, WC, heated ladder towel rail, wood-effect laminate flooring, and a double-glazed window. BEDROOM TWO is a further good-sized double bedroom with integrated ceiling lighting and a double-glazed roof light.

## OUTSIDE

16 Redford Drive is set back behind a tarmac DRIVEWAY, with an area of lawn to the side and a paved pathway leading to the front door. Gated side access leads to the rear garden, which features a paved patio area with a shaped lawn beyond. Additional benefits include external lighting, an outside cold-water tap, and external power points.

We are informed by the Vendors that mains electricity, water and drainage are connected, the heating is via an air source heat pump. There is a gas supply to the property, but it is not connected.

COUNCIL TAX BAND TBC – 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 and Ultrafast 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.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers Around  
£395,000

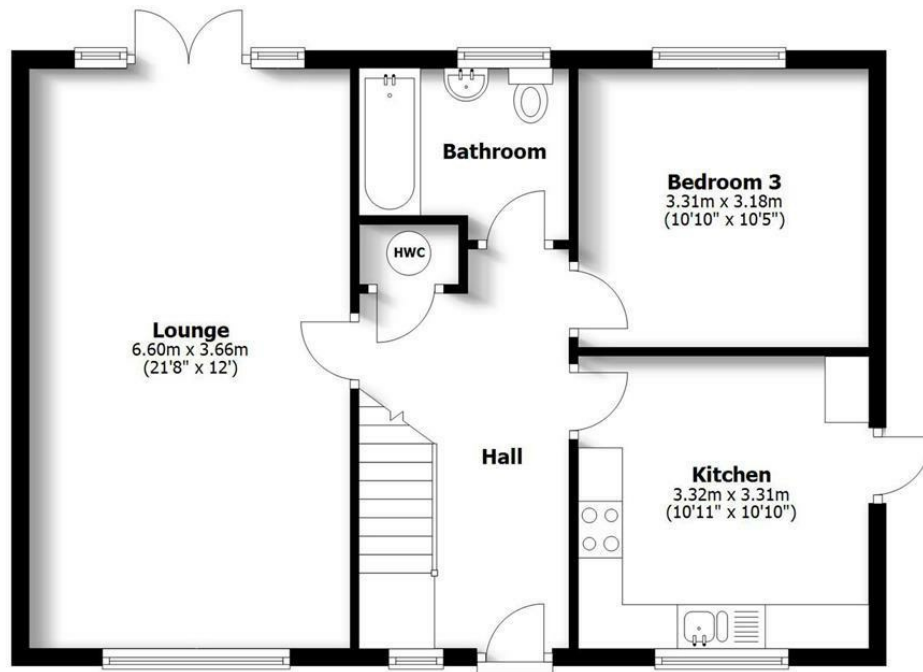
EPC:

**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.

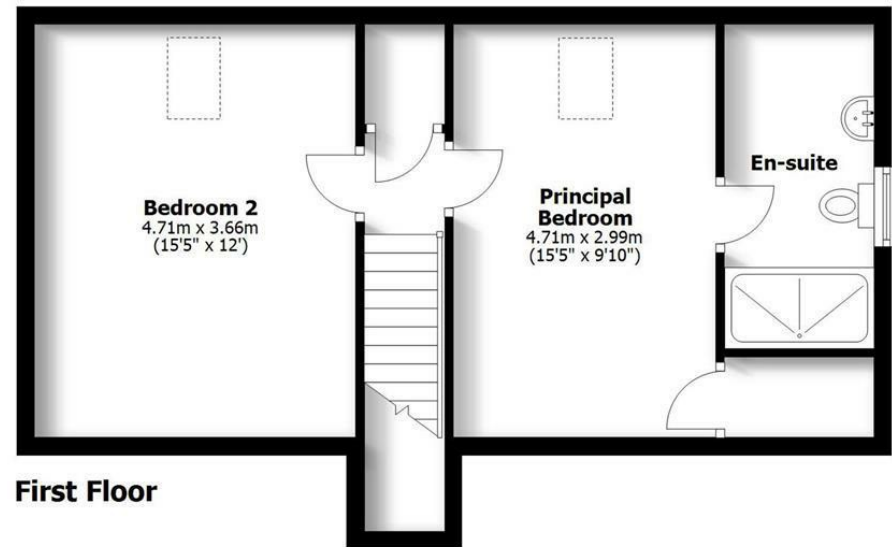


**16 REDFORD DRIVE  
ALBRIGHTON**

**TOTAL: 109.1sq.m. 1175sq.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**

