



17 BRINDLEY CLOSE, ALBRIGHTON WOLVERHAMPTON, WV7 3PP

OFFERS IN THE REGION OF £295,000
FREEHOLD

Three-bedroom link-detached home located in a pleasant cul-de-sac within this sought-after village. Offering spacious and versatile accommodation, the property presents an excellent opportunity for buyers looking to modernise and restyle to their own requirements.

The accommodation comprises an entrance hall, living room, dining room, breakfast kitchen, utility room with WC, and a ground-floor double bedroom. To the first floor are two further bedrooms and a family bathroom.

Externally, the property benefits from a driveway providing off-road parking, a double-length garage, and an enclosed rear garden. An ideal family home with excellent potential.



17 BRINDLEY CLOSE

- NO ONWARD CHAIN • IDEAL FAMILY HOME
- REQUIRING MODERNISATION • DOUBLE LENGTH
- GARAGE • GROUND FLOOR DOUBLE
- BEDROOM • TWO FIRST FLOOR
- BEDROOMS • CUL-DE-SAC LOCATION



APPROACH

The property is approached via a driveway providing off road parking.

ENTRANCE HALL

LIVING ROOM

17'2" x 11'8"

Window to the front, two radiators.

BREAKFAST KITCHEN

12'5" x 7'10"

Window to the front, radiator, doorway to the garage.

DINING ROOM

10'5" x 8'0"

Patio door to the rear.

GROUND FLOOR BEDROOM 3

12'1" x 10'5"

Patio door to the rear, radiator.

UTILITY / W.C.

8'3" x 5'4"

Sink, w.c.

OFFICE / STORE

11'3" x 6'2"

Windows to the side and rear.

FIRST FLOOR LANDING

BEDROOM ONE

14'4" max, 10'7" min x 12'5" max, 8'0" min

Window to the front, radiator, doorway to walk in wardrobe.

BEDROOM TWO

11'4" x 7'9"

Window to the front, radiator.

BATHROOM

Obscure window to the side, radiator, coloured suite comprising paneled bath, pedestal wash hand basin, low-level w.c, shower enclosure.

DOUBLE LENGTH GARAGE

Up and over door to the front, doorway to the rear garden.

REAR GARDEN

PROPERTY INFORMATION

Title - The property is understood to be freehold

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Shropshire Council - Tax Band D

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum.

Please note that this charge is non-refundable.

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

Mobile Coverage - 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 confirm availability and speed.

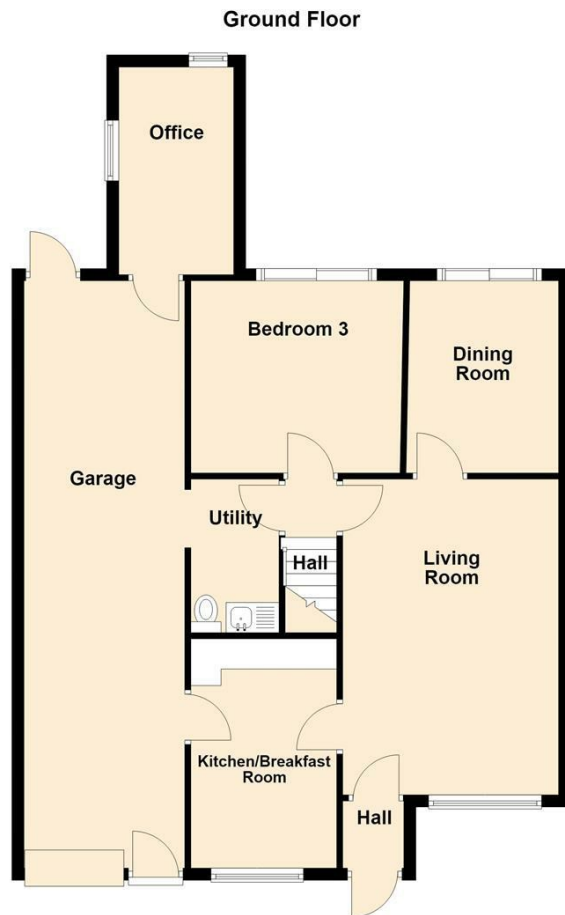
Flood Risk - Please use this link to check the long term flood risk for an area in England - <https://www.gov.uk/check-long-term-flood-risk>

OTHER INFORMATION

Should an offer be accepted, a non-refundable charge of £49 (plus VAT) a total cost of £58.80, will be payable and taken by phone as part of a purchaser compliance call before a memorandum of sale can be issued.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements