



Flat 63a High Street, Albrighton

A Deceptive Two Bedroom First Floor Flat on Albrighton High Street, Therefore Having The Majority Of Amenities Very Close By & An Excellent Example Of Its Type!

63a High Street, Albrighton, Wolverhampton, WV7 3JA

Asking Price: £125,000

Tenure: Leasehold

Leasehold Details: 189 years from 01.01.1984

Ground Rent: £60.00 per annum

Council Tax: Band A – Shropshire

EPC Rating: F (26) No: 6600-7573-0122-0200-3263

Total Floor Area: 505.6sq feet (47.0sq metres) Approx.

No Upward Chain

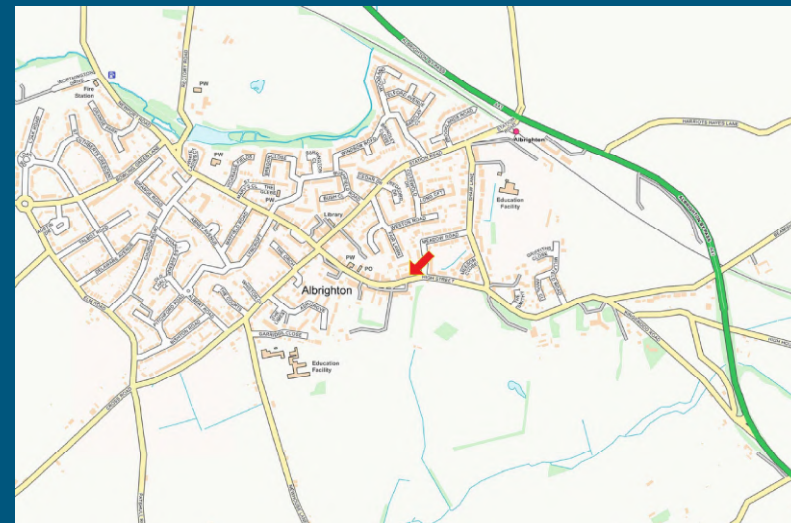
Services: We are informed by the Vendors that all main services are installed

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

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

Located on the first floor over the shopping parade on Albrighton High Street and therefore extremely convenient for the majority of amenities, this well designed two bedroom flat offers spacious accommodation having been recently decorated to provide a fresh interior. Within easy walking distance of the village centre, having a number of facilities including shops, post office, popular public houses & restaurant, High Street is also useful for easy access to the m54 motorway & Albrighton railway station, therefore perfect for commuting to principal towns.

From the rear of the building, an exterior staircase leads to the first floor balcony with canopy porch to **Living Room: 18'1" (5.50m) x 12'6" (3.80m)** Front hardwood door, brick fireplace with matching hearth & coal effect electric fire and double glazed window to front. **Kitchen: 7'3" (2.20m) x 6'11" (2.10m)** Fitted with a matching suite of laminate units comprising stainless steel single drainer sink unit, a range of base cupboards & drawers with matching worktops, suspended wall cupboards, built in oven with 4- ring hob & extractor hood over, recess for fridge, plumbing for washing machine, part tiled walls, tiled flooring and double glazed window to front with skylight. **Inner Hall:** Airing cupboard and skylight. **Bedroom One: 12'6" (3.80m) x 9'6" (2.90m)** Double glazed window to front. **Bedroom Two: 9'2" (2.80m) x 7'1" (2.15m)** Double glazed window to front. **Bathroom: 6'1" (1.85m) x 5'7" (1.70)** Fitted with a white suite comprising panelled bath with shower unit over, pedestal wash handbasin, low level WC, part tiled walls, extractor fan, laminate effect vinyl flooring and double-glazed skylight. **Garage In Separate Block At Rear.**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	26 F	
1-20	G		

THOMAS HARVEY
ESTATE AGENTS

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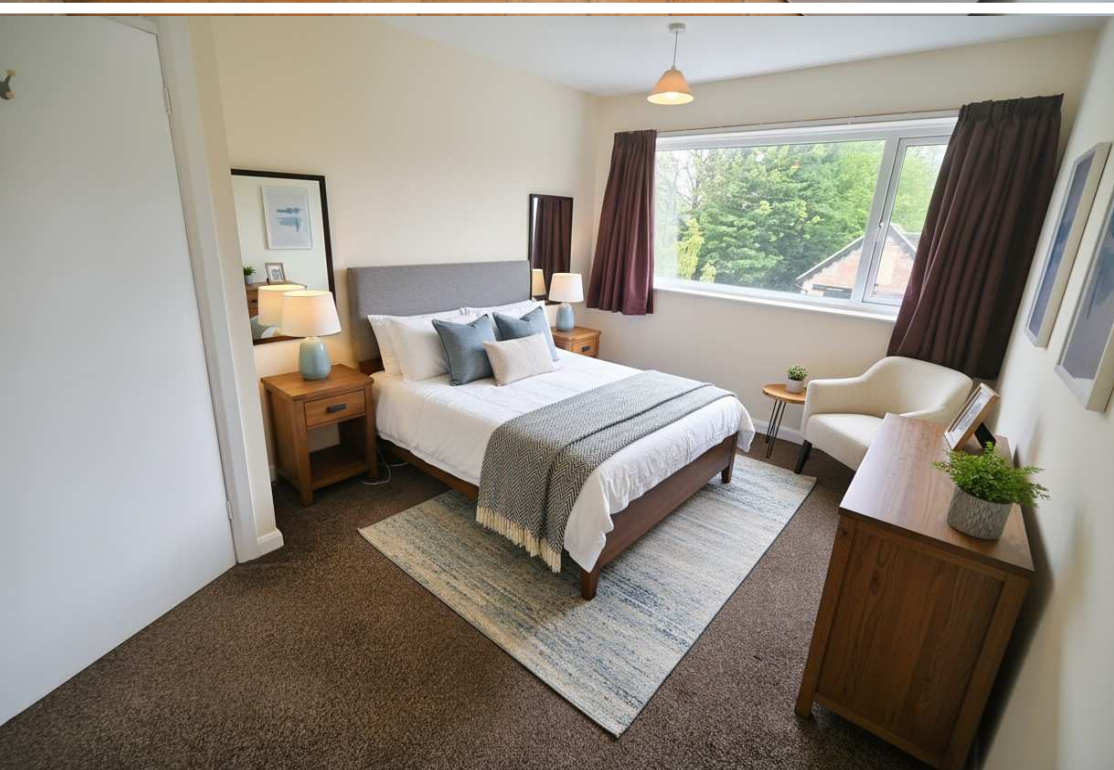
W: www.thomasharvey.co.uk

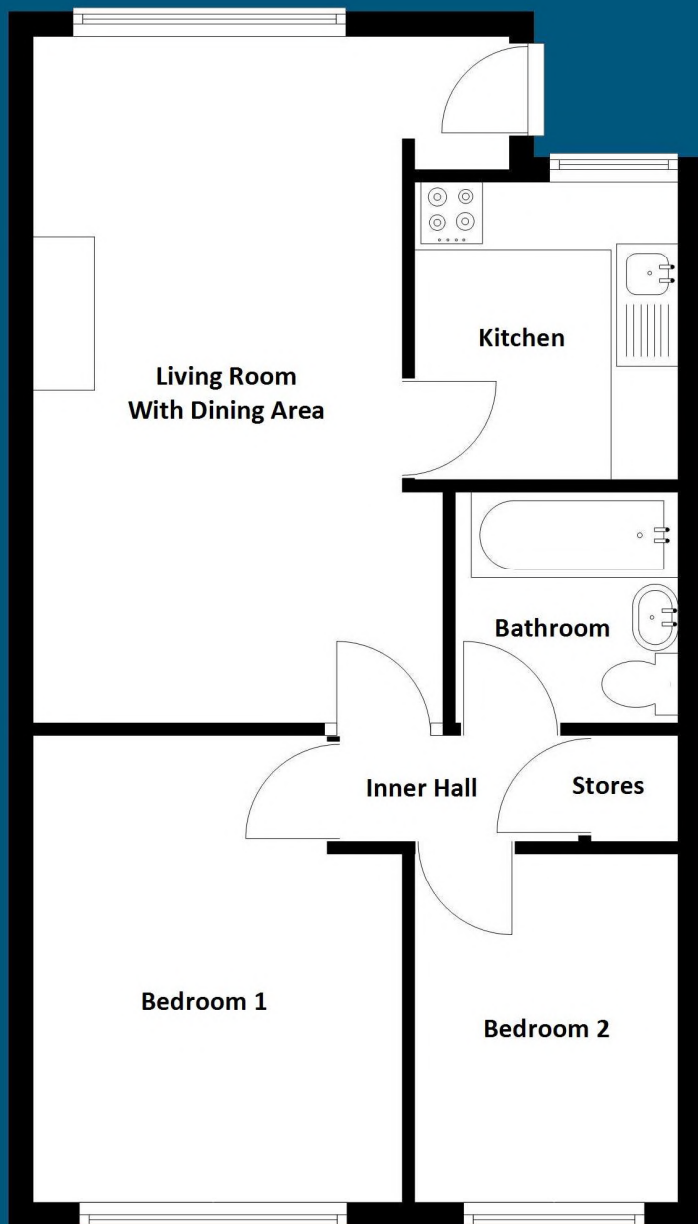
A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS



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.







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Total Floor Area: 505.6sq feet (47.0sq 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



THOMAS HARVEY
ESTATE AGENTS

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.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

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