



13 Saxon Park High Street, Albrighton, Wolverhampton, WV7 3LZ

BERRIMAN
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This is a well proportioned and well presented two bedroom ground floor apartment standing in a retirement scheme close to the centre of a sought after Shropshire village.

LOCATION

Saxon Park stands just off the High Street within walking distance of the centre of Albrighton with its comprehensive range of local amenities and facilities. Communications are excellent with rail services running from Albrighton Station with direct connections to Shrewsbury and Birmingham and the M54 being within a few minutes' drive at Junction 3.

DESCRIPTION

Saxon Park is a well-presented apartment residence providing spacious accommodation and benefiting from two bedrooms.

Saxon Park is a retirement scheme for the over 55's and benefits from a communal residents' lounge, a communal laundry, a house manager and a guest suite for overnight visitors.

ACCOMMODATION

The front door leads to the HALL having coved ceiling, wiring for a wall light and two storage cupboards. The LOUNGE is of a good size having coved ceiling, wiring for wall lights and a double glazed window to the rear. The KITCHEN comprises wall and base units with fitted worktop and tiled splash back, a stainless steel sink with drainer, coved ceiling, integrated oven with electric hob and extractor above and space for fridge freezer.

BEDROOM ONE comprises a double room with coved ceiling, wiring for mounted wall lights, mirrored fitted wardrobes and a double glazed window to the rear. BEDROOM TWO is a double room with coved ceiling, wiring for wall lights and a double glazed window to the rear. The BATHROOM comprises a panelled bath with shower, hand basin, WC and a heated towel rail.

OUTSIDE

Saxon Park stands within well maintained communal grounds with areas of lawn, well stocked beds and borders and seating terraces. There is parking for residents and visitors alike.

The property is held on a lease for a term of 120 from the June 1993 thus having approximately 89 years unexpired and a current ground rent of £356.01 twice yearly. There is a service charge of £2,216.52 twice yearly. We would recommend you confirm these details with your solicitors.

We are informed by the Vendors that all mains water, drainage and electric are connected

COUNCIL TAX BAND B – Shopshire

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is LEASEHOLD.

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

Mobile – Ofcom checker shows the four main providers cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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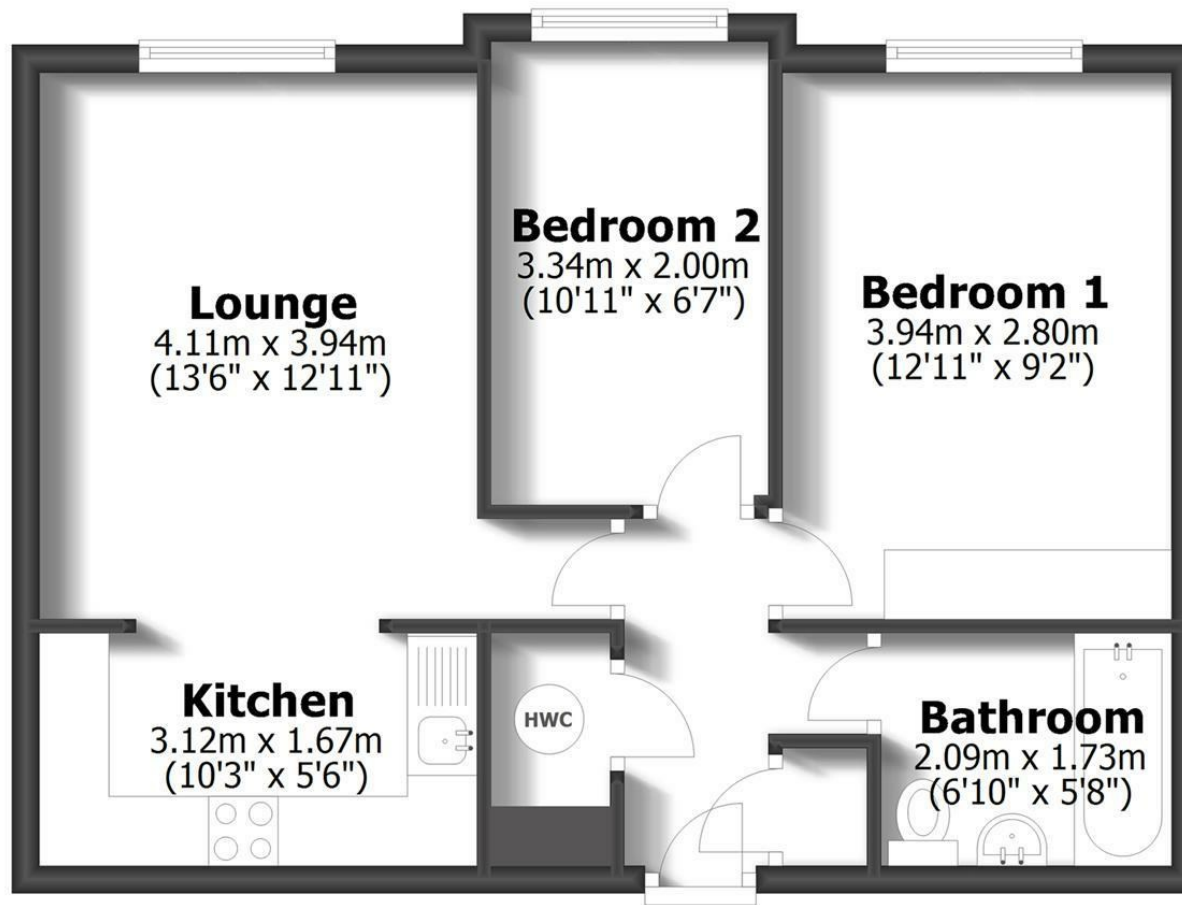
Offers Around
£84,950

EPC: C

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.



13 Saxon Park
Albrighton



TOTAL: 47.1sq.m. 507sq.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

