



3 Bredon Close, Albrighton, Wolverhampton, Shropshire, WV7 3PQ

BERRIMAN
EATON

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A four double bedroom detached home on a good corner position with two garages. Greatly extended with scope for further improvement. Shops and other amenities are within walking distance.

Shifnal - 6 miles, Newport - 11 miles, Bridgnorth - 10 miles, Wolverhampton - 8 miles, Telford - 10 miles, Shrewsbury - 23 miles, Birmingham - 27 miles.
(All distances are approximate).

LOCATION

Just a short stroll from local shopping, the village offers an excellent array of amenities to include shops, supermarket, primary school, cafes, pubs, restaurants and medical facilities which are all easily accessible. This Shropshire location has its own local train service, whilst the M54 (Junction 3) facilitates fast access to Telford, Cannock, Stafford, Birmingham and beyond. Home to the David Austin Roses Nursery and RAF Cosford Museum, there is plenty of historic interest in the area with good surrounding countryside for walks.

ACCOMMODATION

On entering the property, there is a breakfast kitchen which is fitted with matching base cupboards, drawers and wall cabinets, along with worktops, breakfast bar, sink unit and built in appliances to include an oven/grill, induction hob and extractor hood with the provision for a washing machine and dishwasher. A window and door opens into the adjoining garage. There is a large dining room having a tiled floor, log burner and a window looking out to the front elevation. An inner hallway has stairs off to the first floor with a small cupboard and a guest cloakroom/WC. To the rear is a full width lounge with large sliding patio doors opening out to the rear garden.

From the first floor landing, doors lead off to the four double bedrooms, two of which have built in wardrobes. The house bathroom comprises a WC, hand basin, corner bath with shower over and access to the airing cupboard housing the central heating boiler.

OUTSIDE

3 Bredon Close sits behind a large block paved driveway providing good off road parking with a shaped lawn and gravelled border. There is a large 35ft garage with an electric roller shutter door to the front along with an adjoining 21ft store which also has an electric roller shutter door to the front, both with personnel doors to the rear, lights and power points. The rear garden is enclosed and enjoys good privacy mainly laid to lawn with a paved patio terrace.

SERVICES

We are advised by our client that all services are connected. There is a gas combi central heating boiler along with electric economy 7 heaters to some rooms. Verification should be obtained by your surveyor.

TENURE

We are advised by our client the property is FREEHOLD. Verification should be obtained by your Solicitor.

COUNCIL TAX

Tax Band: D.
Shropshire Council.

FIXTURES AND FITTINGS

By separate negotiation.

POSSESSION

Vacant possession will be given on completion.

VIEWING ARRANGEMENTS

Strictly by appointment through the BRIDGNORTH OFFICE. Please call the office to arrange your appointment.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

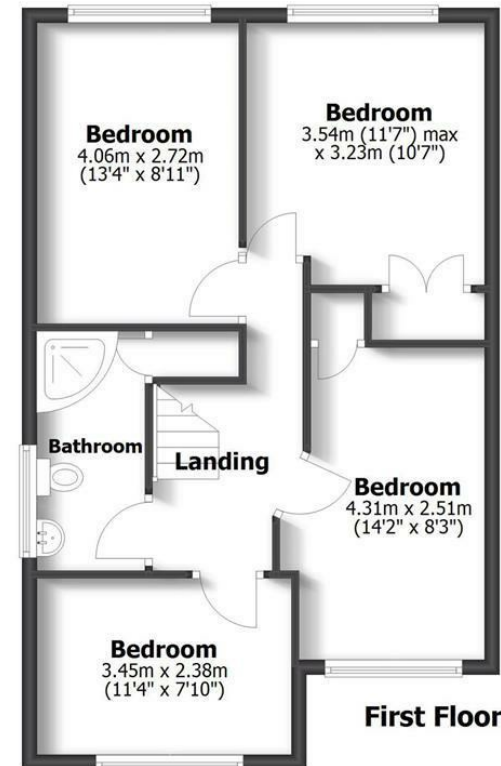
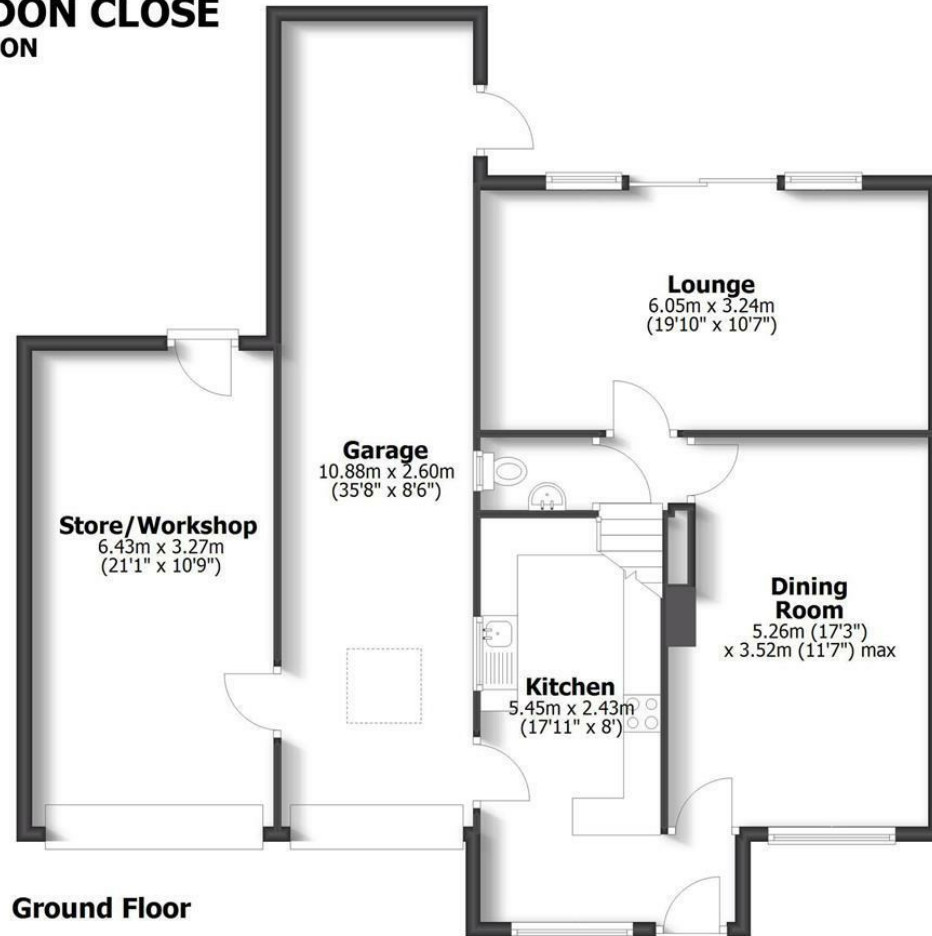
Offers Around
£360,000

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.



3 BREDON CLOSE ALBRIGHTON



HOUSE: 112.9sq.m. 1,215.0sq.ft.
GARAGE: 49.9sq.m. 536.7sq.ft.
TOTAL: 162.8sq.m. 1,751.7sq.ft.

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

