

32 Woodland Close, Albrighton, Wolverhampton, WV7 3PR

BERRIMAN
EATON

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A spacious three-bedroom semi-detached property situated close to the village centre with a private garden and easy access to local amenities.

LOCATION

The property stands within easy walking distance of both Albrighton Train Station and the centre of the village with its comprehensive range of local facilities which are ideal for everyday needs. There is easy access to Wolverhampton and there are direct rail services to Shrewsbury and Birmingham and the M54 is easily accessible at J3 facilitating fast access to the entire industrial West Midlands and beyond, furthermore, the area is well served by schooling in both sectors.

DESCRIPTION

32 Woodland Close offers generous living accommodation throughout including a lounge, conservatory a kitchen, three bedrooms and a bathroom. Externally the property benefits from off-street parking, a garage and a rear garden.

ACCOMMODATION

A double glazed door opens into the PORCH with double glazed windows and a further door to the HALL with a door leading into the spacious LOUNGE having a feature fireplace with gas fire, wring for mounted wall lights and double glazed sliding doors into the CONSERVATORY with tiled flooring, double glazed doors and windows to the rear and a composite door to the garage. The KITCHEN has wall and base mounted units with fitted work top and tiled splash back, stainless steel sink and drainer, space for an oven, double glazed window to the front and door to the side.

Stairs rise to the first floor LANDING. BEDROOM ONE is a double room with double glazed window to the front. BEDROOM TWO is also a double room with double glazed rear window, fitted wardrobes and BEDROM THREE is a good size room with access to the loft and double glazed window to the rear elevation. The BATHROOM comprises a panelled bath with shower over, WC, wash basin, double glazed front windows and airing cupboard.

OUTSIDE

The property has a DRIVEWAY affording off street parking and a GARAGE with electric light and power double glazed doors and windows to the front and rear. The REAR GARDEN enjoys a good degree of privacy having a paved patio, lawn and well stocked beds and borders.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – Wolverhampton
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.

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bridgnorth@berrimaneaton.co.uk

Lettings Office
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Wombourne Office
01902 326366
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www.berrimaneaton.co.uk

Offers Around
£315,000

EPC: D

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.

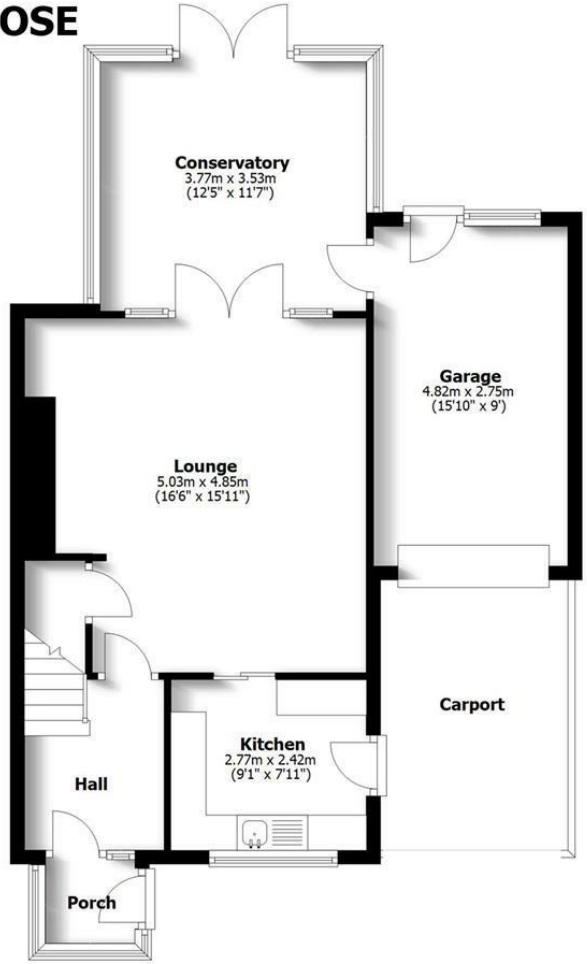




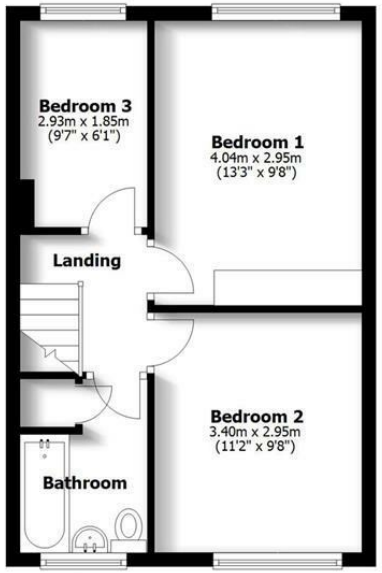

32 WOODLAND CLOSE
ALBRIGHTON

HOUSE:	88.7sq.m.	854sq.ft.
GARAGE:	13.3sq.m.	143sq.ft.
TOTAL:	**102sq.m.**	**1097sq.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







