7 Brindley Close, Albrighton, Wolverhampton, WV7 3PP

BERRIMAN
EATON

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7 Brindley Close offers spacious living accommodation over two floors in a quiet cul-de-sac
Within walking distance of the centre of Albrighton and Albrighton Train Station.

LOCATION

Brindley Close lies just off Windsor Road within easy reach 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, 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

7 Brindley Close is laid out with two reception rooms to the ground floor together with a kitchen and a utility with a guest WC. To the first floor there are three bedrooms and a shower room.

The property benefits from a driveway to the front, a garage and a rear garden along with gas central heating and double glazing.

ACCOMMODATION

A double glazed front door opens into the PORCH with a door to the LOUNGE having a double glazed bay window to the front elevation, an electric fire with brick surround and glazed doors to the DINING ROOM with double glazed windows and sliding doors to the rear. The KITCHEN has wall and base units with fitted work surfaces, an integrated oven and hob, a sink and drainer, a double glazed front and side window and a door to the garage. The UTILITY has a WC, sink and drainer, tiled flooring, double glazed side window and a glazed door to the garage.

Stairs rise to the landing. BEDROOM ONE is a double room with fitted wardrobes and a double glazed rear window. BEDROOM TWO is also a double room with a double glazed rear window and BEDROOM THREE has a fitted wardrobe and a double glazed front window. The SHOWER ROOM has a shower cubicle, vanity unit with wash basin, a WC, a built in airing cupboard, double glazed side window and a door to the STORE housing a wall mounted gas boiler, storage space and eaves storage.

OUTSIDE

The property sits behind a DRIVEWAY providing off street parking and a shaped lawn. There is a TANDEM GARAGE providing ample storage space and a STOREROOM with a glazed window and door to the rear. The REAR GARDEN enjoys a good degree of privacy and has a paved patio and a shaped lawn with stocked beds.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – Shropshire
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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Wombourne Office
01902 326366
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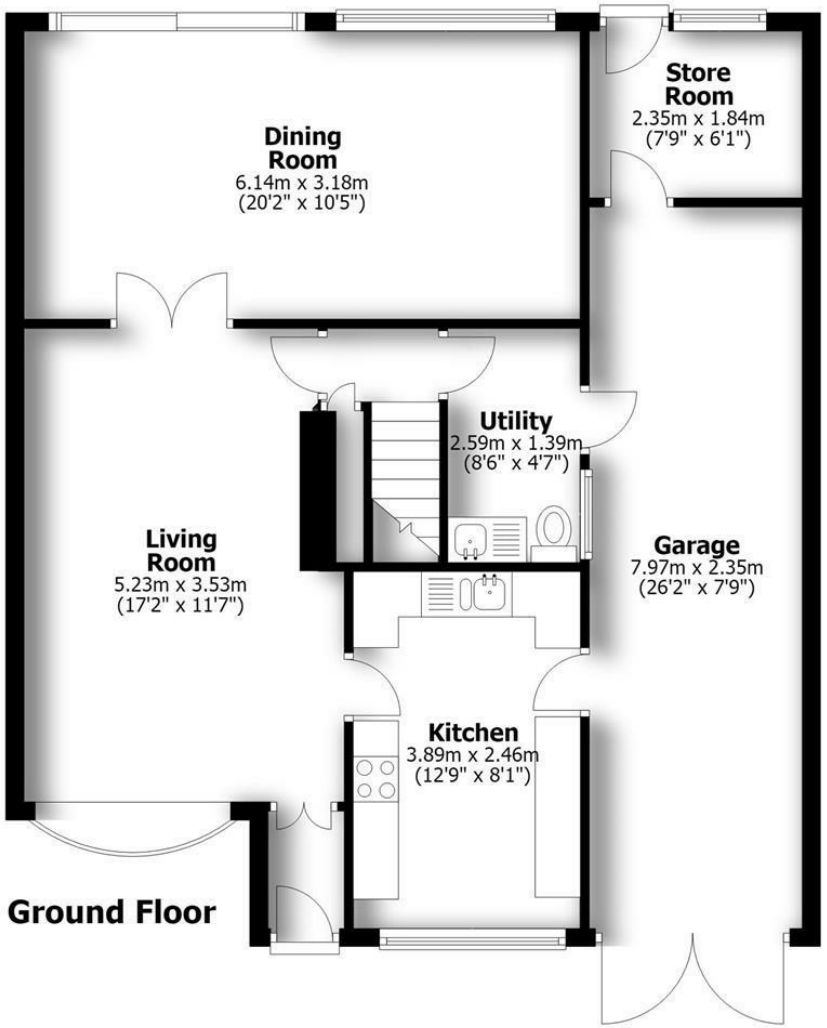
www.berrimaneaton.co.uk

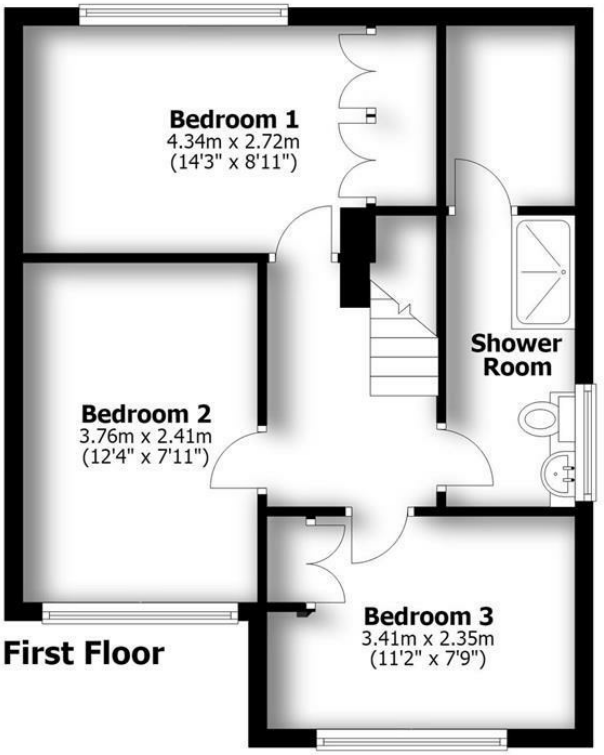
Offers Around
£299,950

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.

7 Brindley Close
Albrighton



HOUSE:	100.6sq.m.	1083sq.ft.
GARAGE:	23.3sq.m.	251sq.ft.
TOTAL:	**123.9sq.m.**	**1334sq.ft.**

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