



19 Woodland Close, Albrighton, Wolverhampton, WV7 3PR

BERRIMAN
EATON

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A three bedroom semi detached property standing at the head of a cul-de-sac in a sought after area of Albrighton.

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

19 Woodland Close is a well looked after three bedroom semi detached property with the added benefit of a sunroom. The property has been well looked after by the current owners but would now benefit from a gentle scheme of refurbishment. There is a good size reception room affording ample space for both seating and dining, a kitchen, integrated garage with laundry and sunroom to the rear. There are three bedrooms and a shower room to the first floor.

The property benefits from a good size drive to the front and a well looked after rear garden.

ACCOMMODATION

An open PORCH with external light has a step up with a glazed door opening into the HALL with wood laminate flooring, a useful cloak and store and a GUEST CLOAKROOM with WC, wall mounted wash basin, part tiled walls and a window to the front. There is a good size RECEPTION ROOM with part wood panelled walls, glazed display shelving and brick recess for a fire, integrated ceiling lighting and double glazed patio doors open to the rear garden. The KITCHEN has a range of wall and base units with roll top working surfaces and tiled splash back, a stainless steel sink with a double glazed window over, space for a cooker, integrated double oven, a four ring gas hob and space for a dishwasher. A side door opens into the garage which leads onto the laundry and sunroom.

Stairs from the hall rise to the first floor landing with access to the loft. BEDROOM ONE is a good size double room with a double glazed window to the rear and wiring for wall lights. BEDROOM TWO is also double in size with a double glazed window to the front. BEDROOM THREE is an excellent size with a double glazed window to the rear and the SHOWER ROOM is designed in a wet room style with a shower to one corner, a wall mounted wash basin, WC, a double glazed window to the front and a linen cupboard housing the hot water cylinder and slatted shelving.

OUTSIDE

There is a DRIVEWAY laid in tarmac which is larger than most driveways for a property of this nature due to it being at the end of the cul-de-sac and there is a paved terrace leading to the front door. The GARAGE has double doors to the front, a door to the kitchen, a wall mounted gas fired central heating boiler and a door to the LAUNDRY with wood laminate flooring, cupboards and plumbing for a washing machine and tumble dryer with a side door and window to the garden and a further door opens into the SUNROOM with double glazed patio doors to two elevations, part wooden walls and wiring for wall lights.

The REAR GARDEN has several paved seating areas to the rear of the property with an awning, the sunroom and the end of the garden with a shaped lawn between them with planted and flowering beds and borders. There is a shed and external lighting.

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

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Lettings Office

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Wombourne Office

01902 326366

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Offers Around
£300,000

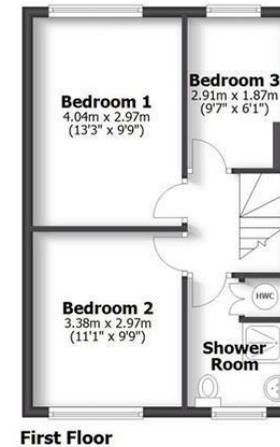
EPC: C

www.berrimaneaton.co.uk

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.



**19 WOODLAND CLOSE
ALBRIGHTON**



HOUSE: 106.2sq.m. 1144sq.ft.
 GARAGE: 20.9sq.m. 225sq.ft.
TOTAL: 127.1sq.m. 1369sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

