



11 Brindley Close, Albrighton, Wolverhampton, WV7 3PP

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11 Brindley Close offers flexible living accommodation over two floors in a quiet cul-de-sac close to the centre of Albrighton and Albrighton Train Station.

LOCATION

Brindley Close lies just off Windsor Road 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, 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

11 Brindley Close is currently laid out with one bedroom and a bathroom to the first floor and a through living room along with a sitting room to the ground floor. The sitting room could also be used as a bedroom should buyers so wish. There is a kitchen and a laundry with a guest WC.

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 composite door opens into a HALL which continues into the THROUGH LIVING ROOM with LVT flooring, a double glazed window to the front, a feature, exposed brick wall, a recess fireplace and bifold doors to the rear garden. A door opens into a REAR HALL with a SITTING ROOM / BEDROOM TWO off with double glazed windows to the rear and there is a LAUNDRY / GUEST CLOAKROOM with space for a washing machine, a sink, WC, an internal door to the garage. The KITCHEN has a range of wall and base units with a double glazed window to the front, a four ring Bosch induction hob with a Bosch filtration unit above, integrated Bosch oven, space for a dishwasher and space for an American style fridge freezer, a sink and drainer and a double glazed door to the garage.

Stairs from the hall rise to the first floor landing with a large storage cupboard into the eaves. There is a DOUBLE BEDROOM with a double glazed window to the front. The BATHROOM has a panelled bath with waterfall head shower over, WC, pedestal wash basin, heated ladder towel rail, a double glazed window, access to the loft and a large storage area into the eaves.

OUTSIDE

11 Brindley Close sits behind a paved DRIVEWAY with an area of lawn to the side and planted borders, there is external lighting and the GARAGE has a roller shutter door, concrete floor, electric light and power, a cold water supply, a courtesy door to the garden, a wall mounted boiler and an internal door to the laundry.

The REAR GARDEN has a paved patio with shaped lawn with stocked beds and borders and an area of decking to the rear of the garden providing another seating area.

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 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

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Offers Around
£295,000

EPC: D

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.



11 BRINDLEY CLOSE
ALBRIGHTON

HOUSE: 84.8sq.m. 913sq.ft.
GARAGE: 23.4sq.m. 252sq.ft.
TOTAL: 108.2sq.m. 1165sq.ft.

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



