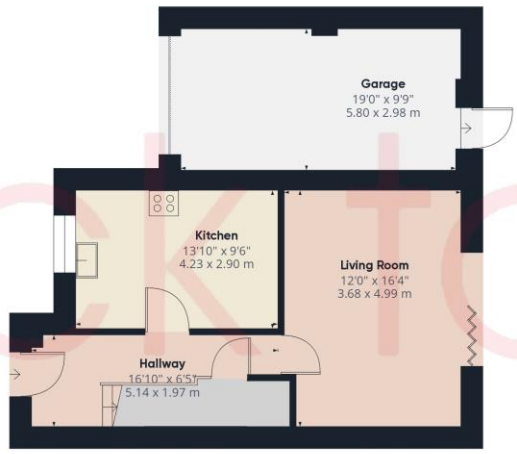


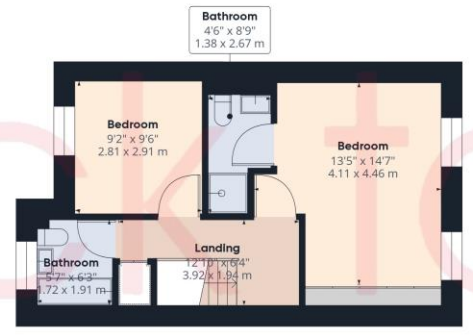


33 Millfield Road, Albrighton, Shropshire WV7 3JN

nick tart



Ground Floor



Floor 1

Approximate total area[®]
1035.22 ft²
96.17 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Occupying a choice position within this much sought after and popular new development by Boningale Homes this spacious and versatile two bedroomed semi-detached property has been extremely well appointed throughout to the highest of specifications and in this particular instance the present owner changed the original three bedroomed footprint to create a spacious master bedroom which the developers re-styled to meet her own requirements.

- Canopy porch
- Good sized entrance hall with fitted cloak room
- Full width living room
- Dining kitchen with integrated Bosch appliances
- Gas central heating and double-glazing where stated
- Two double bedrooms with master ensuite
- Separate main bathroom
- Enclosed rear garden

The property itself is situated on the fringe of the village of Albrighton which is an exceptionally desirable location within Shropshire and the village itself has an excellent selection of shops and amenities including a library, doctors surgery and train station which has a direct line into Birmingham New Street which would prove ideal for those discerning commuters.

The accommodation in further detail comprises...

Ground floor

Entrance hall which has Karndean style flooring, radiator and understairs stores.

Fitted cloak room which has pedestal wash hand basin, close coupled WC and radiator.

Full width living room which has Karndean style flooring, radiator and double-glazed bi-fold doors leading into the rear garden.

Dining kitchen which has matching suite of units comprising of single drainer sink unit with range of soft close cupboards, draws and quartz worktop with splash backs incorporating Bosch split level induction hob and extractor over, electric oven, integrated fridge and freezer and Bosch washer dryer, concealed boiler cupboard, radiator, Karndean style flooring and double-glazed window.

First floor

Stairs lead from the entrance hall to the **first floor landing** with radiator, loft access and built in linen/storage cupboard.

Large full width master bedroom with a bank of fitted wardrobes, radiator and double-glazed windows.

En-suite with good sized shower cubicle, close coupled WC, vanity unit, heated chrome towel rail, recess spotlights and part tiled walls.

Bathroom which has panel bath with shower screen, part tiled walls, close couple WC, wash hand basin, double-glazed windows and heated chrome towel rail.

Bedroom two which has double-sliding fitted wardrobe, Karndean style flooring, radiator and double-glazed windows

Outside

The property is approached via a driveway to the side leading to an **attached garage** with electric up and over door and **electric car charging unit**.

The **enclosed rear garden** is presently not overlooked from the rear and enjoys a full width patio leading to the main lawn with surrounding fencing.

EPC - B84

Tenure - we are advised the property is Freehold.

Services - we are advised all mains services are connected.

Council Tax - Band C (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale)

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

12 Upper Green, Tettenhall, Wolverhampton WV6 8QH

Tel: (01902) 755585

Fax: (01902) 751545

Email: wolverhampton@nicktart.com

www.nicktart.com



Also at
Ironbridge, Telford, Bridgnorth, Much Wenlock & Newport

