



6 Brooklands Road, Albrighton, WV7 3DW

nick tart



Occupying a choice cul-de-sac position on the fringe of the much sought after village of Albrighton which is set within surrounding countryside this traditional semi-detached property is set within a generous plot with gardens on three sides and the living accommodation is both spacious and versatile synonymous with modern living but would still prove ideal for those discerning buyers looking to acquire a property that they can re-style to their own requirements.

- Entrance hall
- Living & Dining areas
- Kitchen
- Utility + downstairs WC
- 3 Bedrooms
- Bathroom
- Driveway + gardens on 3 sides
- EPC D62

The property itself which enjoys the benefit of gas central; heating and double-glazing has been sympathetically extended and in further detail comprises...

Double-glazed reception porch.

Entrance hall with radiator and understairs store.

Through living room with dining area having a feature Minster style fireplace, double-glazed bay window, coved ceiling and double-glazed sliding patio windows leading into the rear garden.

Extended breakfast kitchen having matching suite of units with stainless steel single drainer sink unit with range of cupboards with matching work tops and tiled splash backs incorporating built in electric double oven and gas hob with extractor over, built in wine store, range of wall and display cabinets, radiator and double-glazed window.

Breakfast area with double-glazed windows, radiator and recess spot lights and access into...

Separate utility area having plumbing for automatic washing machine and space for tumble dryer with access to the side and a door leading into...

Fitted cloak room which has close coupled WC, wash hand basin, radiator, double-glazed window, wall mounted Worcester Bosch gas central heating boiler.

Stairs lead from the entrance hall to the first floor landing with double-glazed window.

Bedroom one which has double-glazed window, radiator and a fold away staircase leading to... **Converted loft/ hobby room** having radiator, laminate flooring and Velux window.

Bedroom two has double glazed bay window to the fore and radiator.

Bedroom three having radiator, double-glazed window and built in storage.

Good size bathroom having large panel bath with shower spray, separate shower cubicle, close coupled WC, pedestal wash hand basin, heated chrome towel rail and double-glazed window.

Outside the property is approached via off road parking leading to a **detached garage** and a good sized front garden with access to a side patio and drying area leading through to the main rear garden with graveled seating area with a variety of shrubs and trees creating a most pleasant setting

Tenure - we are advised the property is Freehold.

Services - we are advised all mains services are connected.

Council Tax - Band (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.

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