



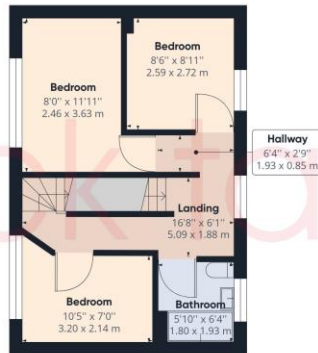
nick tart

37 Albert Road, Albrighton, Wolverhampton, WV7





Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
1183.99 ft<sup>2</sup>  
110.00 m<sup>2</sup>

Reduced headroom  
101.45 ft<sup>2</sup>  
9.43 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

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



## 37 Albert Road, Albrighton, WV7 3QN

- Entrance hall
- 'L' Shaped kitchen and dining area
- Utility
- 4 Bedrooms
- Bathroom
- Driveway and rear garden
- EPC: D64

## The accommodation in further detail comprises...

**Entrance hall** which has composite front door, wood effect flooring, staircase rising to the first floor and internal door to...

**Kitchen and dining area** which has a matching range of wall and base level units with work surfaces over, X2 radiators, integrated fridge/freezer and dishwasher, built in electric oven with separate electric hob, understairs storage cupboard, wood effect flooring, sky lantern, inset spot lights, UPVC double-glazed bi-fold patio doors and an internal door to...

**Utility** which has plumbing for washing machine, space for dryer if required, wood effect flooring, downstairs WC, inset spot lighting and UPVC double-glazed window to the rear.

**Lounge** which has radiator and UPVC double-glazed window to the fore.

**Landing** which has UPVC double-glazed window to the rear, radiator and doors to...

**Bedroom** which has radiator and UPVC double-glazed window to the fore.

**Bedroom** which has radiator and UPVC double-glazed window to the rear.

**House bathroom** which has a suite comprising of tiled bath with electric Mira shower unit over, pedestal wash hand basin, WC, part tiled walls, radiator and UPVC double-glazed window with obscure glass to the rear.

**Bedroom** which has radiator and UPVC double-glazed window to the fore.

**On the second floor the converted loft** has a range of fitted storage units, eave storage, radiator, supportive beams, inset spot lighting and X2 UPVC double-glazed Velux windows.

**Outside** the property is a decked patio area, lawn, barked children's play area and gated access to the front where there is a gravel driveway that allows off road parking.

**Tenure** – we are advised the property is Freehold.

**Services** – we are advised all mains services are connected.

**Council Tax** – Band D (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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