



11 Bredon Close
Albrighton
WV7 3PQ

BARTLAM'S

ESTATE AGENTS • VALUERS • SURVEYORS

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An elegant link-detached Bungalow enjoying a pleasant cul-de-sac location with convenient access to the wide range of amenities for which this thriving village neighbourhood is renowned together with excellent transport links to Telford, Wolverhampton and the West Midlands conurbation generally.

Impressively presented throughout, the accommodation incorporates a high standard of appointment and requires internal inspection for full appreciation of its roomy layout and stylish quality.

Notable features include: spacious Living Room, 15ft Kitchen with fine range of fittings and appliances, large Conservatory, two Bedrooms, smart white Bathroom including shower, gas-fired central heating, double glazed windows and 40ft Garage incorporating Utility/Laundry area.

A particularly nice example of its type.

Price Guide: Offers Around £199,950

Ground Floor

Living Room 18'7" x 12'9" having double glazed bow window to front, central heating radiator, chimney breast with rustic brick feature fireplace incorporating woodburning stove on quarry tile hearth.



Outside

Planted foregarden with tiered and gravelled beds.

Forecourt parking facility.

Driveway to **Garage** 40'3" (max) x 8'0" (min) having up and over door, fitted cupboards and work surfaces, plumbing for automatic washing machine, internal door linking with kitchen, double glazed windows and door to rear.

Enclosed rear garden with timber decked patio area and lawn.

**11 BREDON CLOSE
ALBRIGHTON**

Kitchen 15'3" x 7'4" having excellent range of fittings in a woodgrain effect finish comprising floor-based cupboards with laminated work surfaces, inset 1½ bowl ceramic sink unit, wall-mounted cupboards and glass-fronted display cabinets. Integrated Stoves range cooker with 5-ring hob and New World extractor canopy. Ceramic tile splashbacks. Plumbing for automatic dishwasher. Central heating radiator. Double glazed bow window to front. Door linking with garage.

Inner Hall with built-in cupboard.

Bedroom 1 11'6" x 10'11" having central heating radiator, double glazed window to rear.

Bedroom 2/Sitting Room 9'2" x 8'5" (min) having central heating radiator, double glazed patio doors to conservatory.

Bathroom having white suite comprising jacuzzi bath with mixer taps and hand-held shower attachment plus additional wall mounted shower, pedestal hand basin and low flush W.C. Tiled walls. Slatted chrome central heating radiator/towel rail.

Conservatory 16'4" x 8'0" formed in full height double glazed windows, having central heating radiator and double glazed door to rear garden.

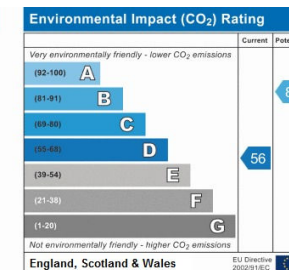
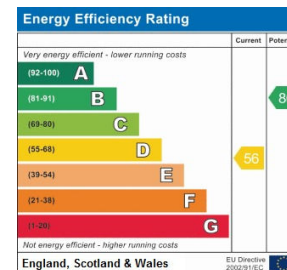


FIXTURES AND FITTINGS: Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

CONSUMER PROTECTION REGULATIONS: The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.





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