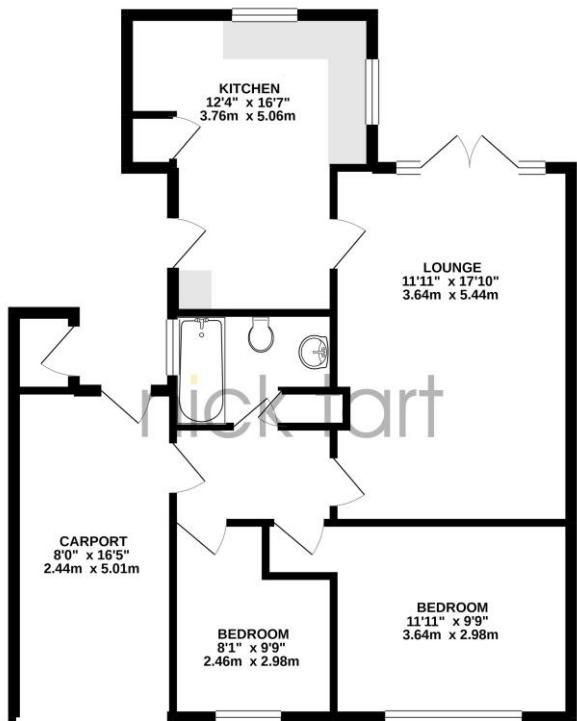




nick tart

19 Barclay Close, Albrighton, WV7 3PX

GROUND FLOOR
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA: 791 sq.ft. (73.5 sq.m.) approx.

Whilst every precaution has been taken to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and other features are approximate and may not be exact. We do not accept any responsibility for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.
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19 Barclay Close, Albrighton, WV7 3PX

A much improved and extensively modernised semi-detached bungalow has undertaken a considerable amount of refurbishment to now offer a variety of contemporary fittings and finishes synonymous with the lifestyle requirements of single floor accommodation. Located most conveniently to Albrighton village which enjoys a host of independent shops, restaurants and further local amenities complimented by the benefit of a train station.

- Entrance hall
- 2 Bedrooms
- Lounge
- Pleasant rear garden
- Kitchen with custom made cabinets
- Block paved driveway
- Carport
- EPC Rating: D61



The accommodation in further detail comprises...

Entrance Hall having UPVC double glazed side entrance door with obscure glass, radiator, hatch to roof space and doors lead to... **Bathroom** has a white suite comprising of panelled bath with shower unit over, pedestal wash hand basin, WC, heated towel rail and inset spot lighting. **Bedroom** has radiator and double glazed window to the fore. **Bedroom** has radiator and double glazed window to the fore. **Lounge** has an open fire with feature fire place, radiator and double glazed patio doors lead out to the garden. **Kitchen** has a matching range of wall and base units with work surfaces over, 'Quartz' 1 ½ bowl sink unit with mixer tap, built in electric oven with electric hob and extractor fan over, plumbing for washing machine, wall mounted gas combination boiler, vertical radiator, inset spot lighting, inset store cupboard, double glazed windows to the side and rear and a double glazed patio door with obscure glass leads to the side.

Outside

The Garden offers a block paved patio with slate steps leading up to a raised lawn and a further patio area. There is gated access to the fore and a brick built garden store compliments. To the front of the property is a **Car port** and a block paved **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 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.

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