



Bartlams.

12 Garridge Close, Albrighton - WV7 3PZ

Offers in Region of **£420,000**



12 Garridge Close

Albrighton, Wolverhampton

This beautifully presented four-bedroom detached home is set in the heart of Albrighton, just a short walk from the High Street, shops, amenities, and transport links. The property enjoys a neat and landscaped frontage and also benefits from a separate double garage with dual garage doors, a window, and rear access from the back garden. Stepping inside, you are welcomed by a spacious entrance hall that leads to all areas of the home. To the front, there are two reception rooms, both with bay windows overlooking the garden, with the main lounge extending the full length of the property, featuring a fireplace and fire surround, a bay window to the front, and sliding patio doors opening onto the rear garden. The kitchen is a generous size, fitted with modern cupboards and suitable for use as a kitchen dining space. From here, you'll find a separate utility room with additional cupboard and worktop space, as well as direct access to the garden. The ground floor also includes a large inset storage cupboard beneath the stairs and a downstairs WC with sink.

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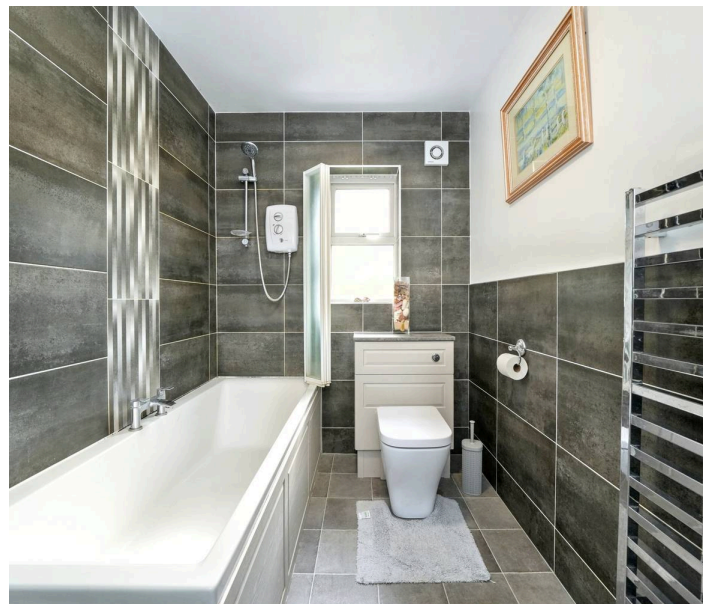
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Upstairs, the landing is spacious and includes further built-in storage. Bedrooms three and four are positioned at the front of the property, both with dual aspect windows and inset cupboards. Bedrooms one and two are situated at the rear, each benefiting from dual aspect windows overlooking the garden and fitted double wardrobes. The main bedroom further enjoys a private en-suite with shower, WC, and sink. The family bathroom serves the remaining bedrooms and includes a bath, WC, sink, and frosted window. Externally, the rear garden is a good size, mainly laid to lawn with a patio area and a paved pathway leading alongside the garage, offering plenty of outdoor space for relaxation or entertaining.

Buyer's information: -

As part of our legal obligations as an estate agent and in line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £60 (including VAT). This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.



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Bartlams Albrighton

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NOTICE: These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only.

Photographs are produced for general information and it must not be inferred that any item shown is included in the sale. DISCLOSURE: As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

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