



Bartlams.

5 Beechurst Gardens, Albrighton - WV7 3LT

Offers in Region of **£215,000**



5 Beechurst Gardens

Albrighton, Wolverhampton

Superb Retirement Bungalow in Sought-After Albrighton Village

A wonderful opportunity to acquire a beautifully presented retirement bungalow, quietly positioned within an attractive cul-de-sac surrounded by similar style homes.

Located in the highly desirable Shropshire village of Albrighton, this charming property enjoys a superb setting with a wealth of local amenities. The village boasts a bustling High Street offering a variety of independent shops, welcoming coffee houses, popular restaurants and traditional pubs. There is also a highly regarded medical practice, excellent transport links including a railway station, and easy access to the M54 motorway. Albrighton retains a delightful, old-fashioned community atmosphere with considerable character and appeal.



Entrance to the property is via a canopy porch leading to a feature front door, opening into a welcoming reception hall with radiator, trapdoor access to the loft (with ladder), and a useful boiler cupboard housing a modern, two-year-old boiler.

The Living Room is a bright and inviting space featuring a decorative gas fireplace, ceiling and wall light points, radiator, and sliding patio doors leading to the attractive rear garden.

B.



5 Beechurst Gardens

Albrighton, Wolverhampton

The Kitchen is fitted with a range of base and wall units, rolled-edge work surfaces with under-cabinet lighting, inset Franke sink and drainer with mixer tap, tiled splashbacks, and plumbing for an automatic washing machine.

Bedroom One is a generous double bedroom with a walk-in bay window overlooking the front aspect, radiator, and ceiling light point.

Bedroom Two also overlooks the front garden, featuring a built-in wardrobe, radiator, and ceiling light point.

A beautifully tiled shower room and comprising a WC, pedestal wash basin, walk-in shower, heated towel rail, tiled flooring, and ceiling light point.

The rear garden is attractively landscaped with a paved patio, outside tap and light, meandering pathway, neat lawn, well-stocked flower borders, two storage bunkers, and a greenhouse. There is also gated side access to the front.

This beautifully maintained bungalow is ideally located and sure to attract significant interest. Early viewing is highly recommended!

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.



B.



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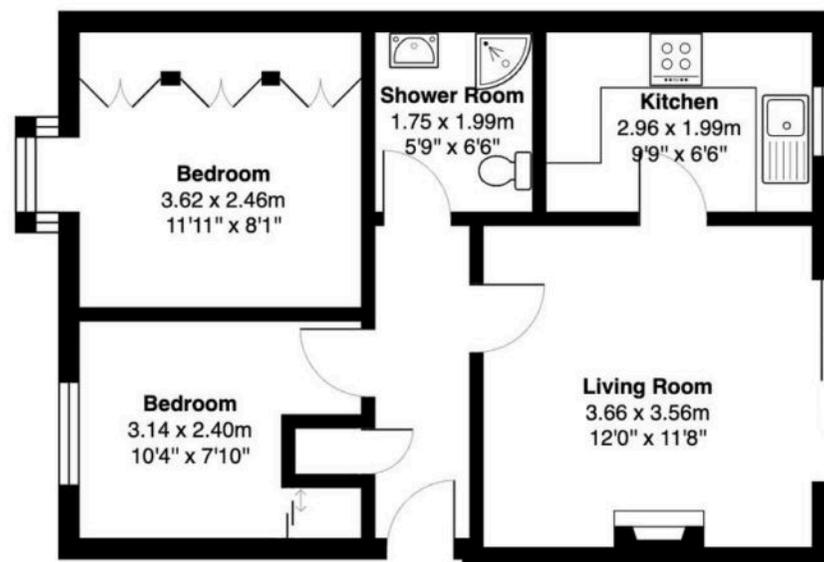
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Total Area: 46.6 m² ... 501 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
 NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
 (PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

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.

