



Bartlams.

15 Woodland Close, Albrighton - WV7 3PR

Offers in Region of £220,000



15 Woodland Close

Albrighton, Wolverhampton

This three-bedroom semi-detached property is coming to market in the heart of the sought-after village of Albrighton, ideally positioned within walking distance of the high street, local amenities, and excellent transport links, including the village train station with convenient access in and out of the area. This property presents an exciting opportunity for buyers looking to renovate and modernise a home to their own taste. The property benefits from a driveway and garage to the front. A central hallway provides access to all areas of the ground floor, as well as the stairs rising to the first floor. To the rear of the property is a spacious lounge diner, featuring a large window overlooking the garden, fireplace and a single door providing access outside. From the lounge diner, there is also access through to the kitchen, which is positioned to the front of the property and includes existing kitchen units, worktops, and a window overlooking the front aspect. The kitchen has direct internal access into the garage, offering practical storage or potential for future conversion (subject to permissions).



B.



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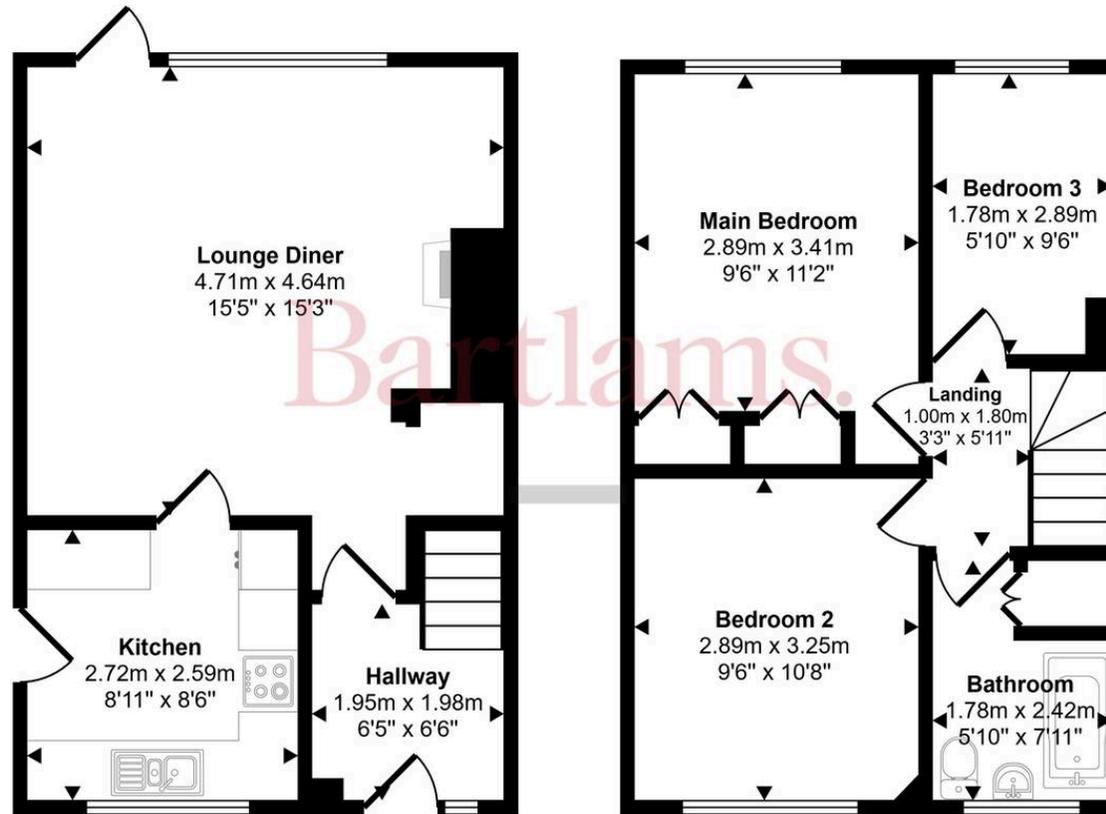
To the first floor, the property offers three bedrooms and a family bathroom. Bedroom two is located to the front of the property with a window, alongside the bathroom which features a bath, wash basin, WC, frosted window, and inset storage cupboards. To the rear, the main bedroom and bedroom three are positioned, with the main bedroom benefiting from two double inset fitted wardrobes.

Overall, this is a well-located property with strong potential, ideal for investors, developers, or buyers seeking a renovation project in a highly desirable village setting.

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(IamProperty/Move Butler). The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. 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.

Approx Gross Internal Area
71 sq m / 762 sq ft



Ground Floor
Approx 35 sq m / 380 sq ft

First Floor
Approx 36 sq m / 383 sq ft

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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.

