



**Bartlams.**

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17 Beechurst Gardens, Albrighton - WV7 3LT

Offers in Region of £215,000



## 17 Beechurst Gardens

Albrighton, Wolverhampton

This well-positioned two-bedroom retirement bungalow is coming to market within the highly sought-after Beechurst Gardens private residential estate, located in the heart of Albrighton and within easy walking distance of the village high street, local amenities and public transport links. Occupying a desirable end-bungalow position, the property benefits from communal off-street parking, side access and a small seating and grassed area to the side, offering additional outdoor space and privacy.

Entering the property, you are welcomed into a central hallway that provides access to all rooms within the bungalow. To the front of the property are both bedrooms, each benefitting from front-facing windows that allow plenty of natural light. The main bedroom is a generous double room and includes two fitted wardrobes, while the second bedroom offers flexibility as a guest room, dining room or study.



The shower room is located to the side of the property and is well appointed, featuring a walk-in shower, WC and wash basin. To the rear of the bungalow is the spacious lounge diner, a comfortable and inviting living space that includes a fireplace with surround and sliding patio doors that open directly onto the garden.

B.



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From the lounge diner, there is access into the kitchen, positioned to the rear and side of the property, offering good cupboard and worktop space along with a window overlooking the garden.

In addition there is a large boarded and shelved attic with excellent access via sturdy wooden steps and having light point.

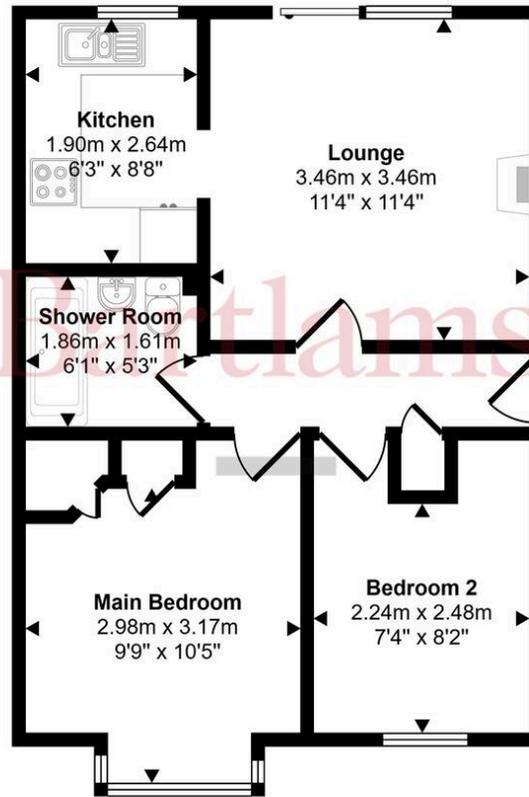
Externally, the property enjoys a low-maintenance rear garden, predominantly slabbed with steps leading down to a lawned and potted area. The garden also includes a shed for storage and a side gate providing convenient access back to the front of the property, making it ideal for practical, easy living.

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B.

Approx Gross Internal Area  
43 sq m / 461 sq ft



Floorplan

## Bartlams Albrighton

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