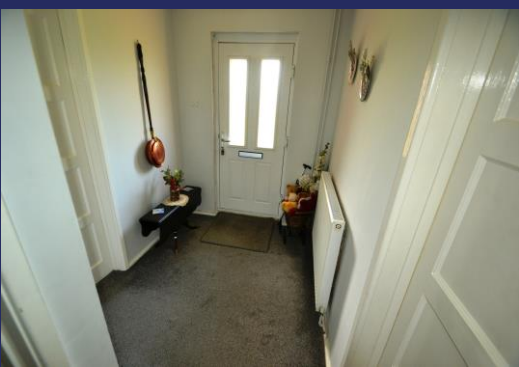




Helping *you* move



### 73 Elm Road, Albrighton, WV7 3LN

A well presented, mature, Terraced Bungalow, which is located on the outskirts of Albrighton. The property is set well back from the road and offers spacious accommodation comprising: Entrance Hall, Lounge, Kitchen/Dining Room, Two Bedrooms, Bathroom, and a Rear Storage/Utility Room. The bungalow also benefits from attractive Gardens, central heating and PVC double glazing.

Offers in the Region of  
**£250,000**



# 73 Elm Road, Albrighton, WV7 3LN

## Overview

- Mature Mid Terrace Bungalow
- Lovely Village Location
- Two Bedrooms
- Kitchen Dining Room
- Lounge
- Bathroom
- Rear Hallway and Storage Area
- Lawned Gardens
- Council Tax Band C
- EPC Rating – D



## BRIEF DESCRIPTION

A very smart and well presented mature, Terraced Bungalow, located on the outskirts of Albrighton. Set well back from the road, the property offers spacious accommodation comprising: Entrance Hall, Lounge, Kitchen/Dining Room, Two Bedrooms, Bathroom, and a Rear Storage/Utility Room. The bungalow also benefits from attractive Gardens, as central heating, and PVC double glazing.

## LOCATION

The property is situated in the highly regarded Shropshire town of Albrighton; which has a range of eateries, convenience stores, public houses and a Co-operative supermarket. There are a good selection of Primary and Secondary schooling options in the local area, including the excellently reputed Birchfield School and Tettenhall College.

Commuting potential is excellent with the A41 being just over 1 mile away and which gives easy access to the Midlands motorway network; in particular the M54 and M6.





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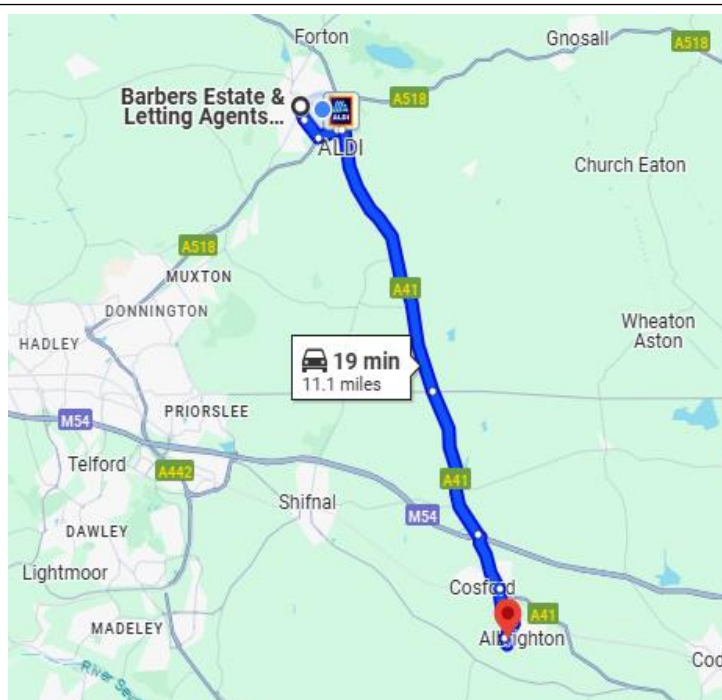
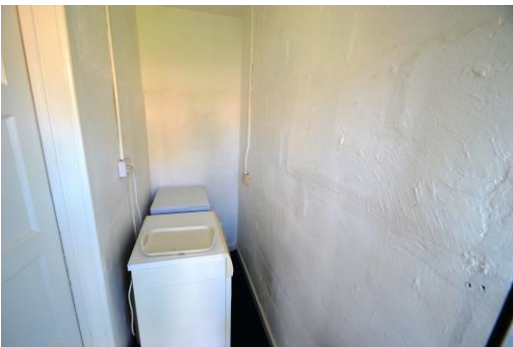


**USEFUL INFORMATION: TO VIEW THIS PROPERTY:**

Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: [Newport@barbers-online.co.uk](mailto:Newport@barbers-online.co.uk)

**SERVICES:** We are advised that all mains services are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

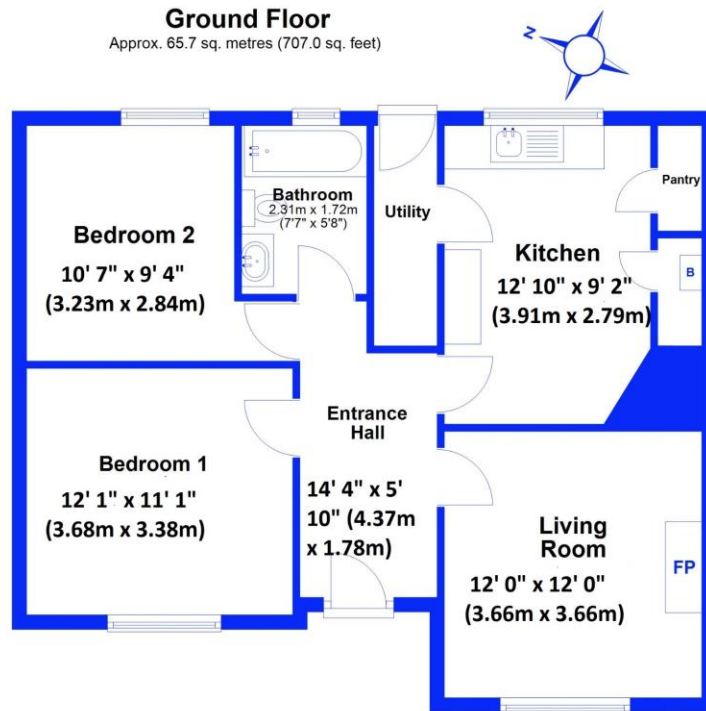
**LOCAL AUTHORITY:** Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002



**DIRECTIONS:** From Newport, take the A41 in the direction of Wolverhampton, continue to follow A41 for 5.0 miles and at Pickmere Roundabout, take the 2nd exit and stay on A41, continue for 2.7 miles, at Tong Interchange, take the 2nd exit onto Newport Road/A41 and continue for 1.1 miles. At Albrighton Garden Centre, turn left and continue for approximately 1.1 miles. Then turn left into Church Road, at the bottom of the road, turn left into Elm Road and the property will be located on the left hand side.

**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

**AML REGULATIONS:** We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



Total area: approx. 65.7 sq. metres (707.0 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.  
Plan produced using PlanUp.

**73 Elm Road, Albrighton, Wolverhampton**



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If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

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