

# WAYSIDE, 4 HOLYHEAD ROAD, ALBRIGHTON

WOLVERHAMPTON, WV7 3BX



TSR

TOWLER SHAW ROBERTS

# EXECUTIVE SUMMARY

- Attractive 5-bedroom semi-detached property with extensive garden/land
- Located in a prime position on the A464 Holyhead Road
- Previously run as a successful Bed & Breakfast
- Set within generous grounds of approx. 0.42 acres
- Potential for expansion / development
- Suitable for a variety of uses (subject to planning permissions)
- Freehold For Sale
- **Offers are invited in the region of £545,000 for the freehold.**





Junction 3 of M54 Motorway

Albrighton Train Station

Albrighton Cricket Club

Wolverhampton

WAYSIDE, 4  
HOLYHEAD ROAD

Boundary is indicative only

## LOCATION & DESCRIPTION

Situated in the picturesque countryside fronting the A464 Holyhead Road. The popular village of Albrighton is situated approx. 1 miles northwest, and Wolverhampton City Centre approx. 8.4 miles south east.

Located in close proximity to Junction 3 of the M54 approx. 3 miles north west of the property.

The attractive semi-detached property, formerly operating as a bed & breakfast, offers substantial accommodation. It comprises of 5 bedrooms, four of which benefit from en-suite bathrooms. The house also features a communal family bathroom, large kitchen area, a dining room, a lounge and a conservatory.

While the property can be kept as-is, it does offer the potential for redevelopment into a more substantial property.

Adjacent to the building is a stretch of land circa 0.4 acres, which could present the opportunity for further residential or commercial development, subject to acquisition and planning permissions.

Total Site Area (taken from Edozo) extends to approximately 0.42 acres.





## PLANNING

Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.

The local authority is Shropshire Council.

## GROUND CONDITIONS

Prospective purchasers are required to undertake their own investigations and fully satisfy themselves as to the suitability of the land for any use of development scheme proposed.



## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: B81, expiring 31st July 2029.

## SERVICES

Mains water, electricity, and gas services are understood to be connected/available, with drainage via septic tank. Interested parties are advised to make their own enquiries with the relevant utility companies.

## VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

## TENURE

The property is understood to be of freehold tenure and is offered for sale by private treaty with the benefit of vacant possession upon completion.

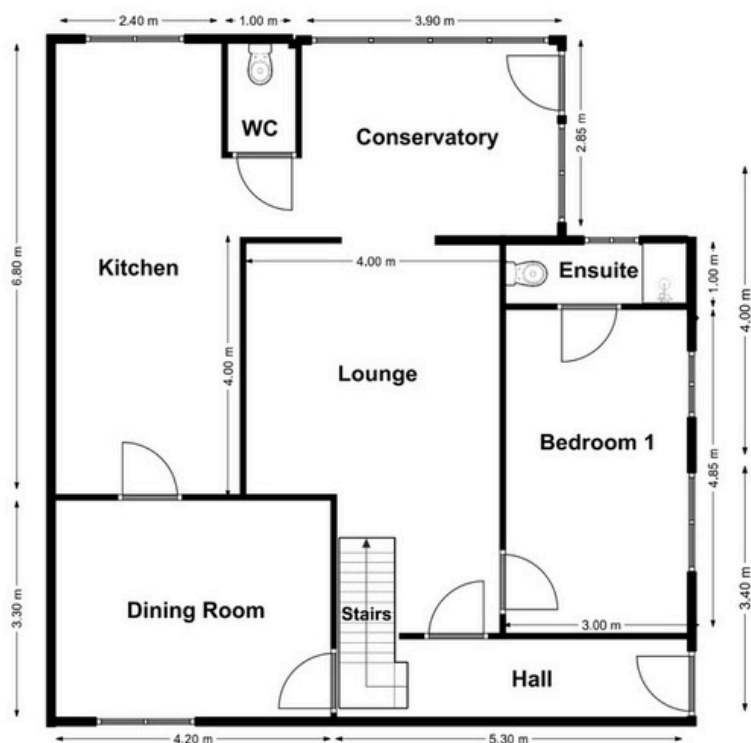
## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

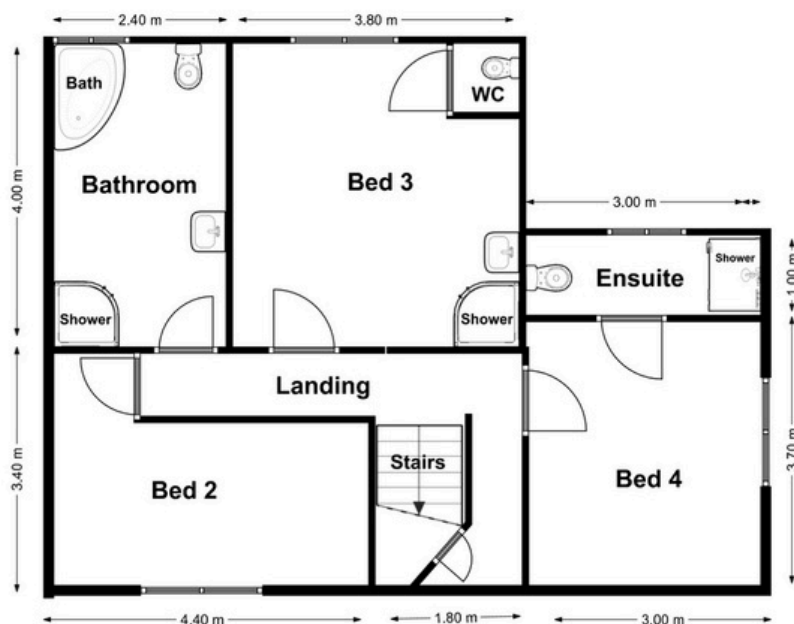
## ANTI-MONEY LAUNDERING REGULATIONS

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance

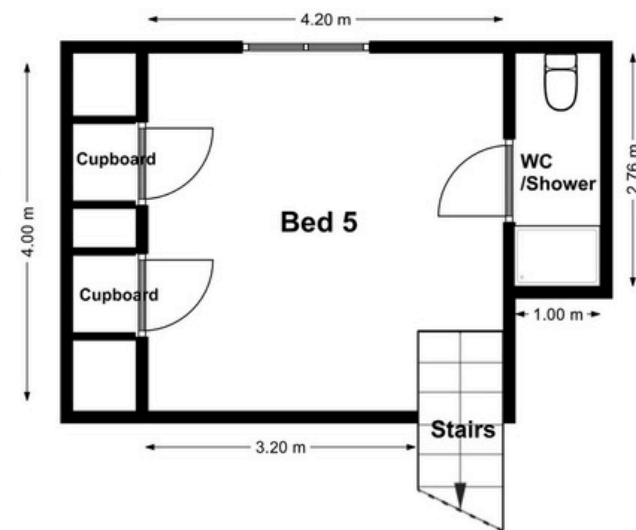
## Ground Floor



## First Floor



## 2nd Floor



FLOOR AREAS ARE APPROXIMATE AND FOR GENERAL GUIDANCE ONLY. SIZING AND POSITIONING OF ROOMS, DOORS, WINDOWS AND OTHER FEATURES ARE APPROXIMATE.

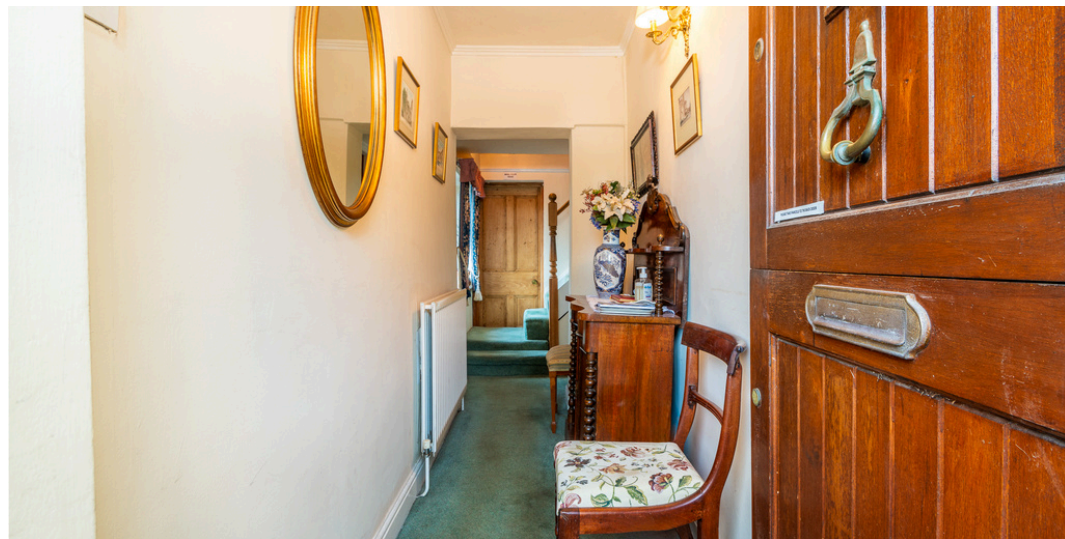
On entering this substantial property, you are welcomed into a spacious Reception Hall, with doors leading to the Dining Room and Lounge, both offering ample space. The Lounge provides access to a downstairs Bedroom with its own en-suite, offering flexibility and convenience. From the Lounge, you'll find a bright and airy Conservatory, offering stunning views over the surrounding countryside. A door from the Conservatory leads to the Garden and large Parking area, ideal for outdoor relaxation and convenience. Continuing through the Conservatory, you'll find the large open-plan Kitchen, which also leads to the Dining Room, creating a seamless flow between the living and dining spaces. The ground floor benefits from a separate WC, perfect for guests.

Ascending the stairs from the Reception Hall, you reach the First Floor Landing, where you'll find Bedroom 2, in which opposite is the communal family bathroom with full facilities including: bath, shower, hand basin and toilet. Bedroom 3 (which has its own separate WC, with a shower and hand basin within the bedroom), and Bedroom 4, which enjoys the luxury of an en-suite.

The stairs continue to the Second Floor, where Bedroom 5 is located, complete with its own en-suite, offering an ideal retreat with privacy and comfort.

This property offers flexible and spacious living over three levels, with a fantastic layout ideal for modern family life or those seeking extra room for guests.





# CONTACT DETAILS

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For further information or to arrange a viewing, please contact:

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The logo consists of the letters 'TSR' in a large, white, serif font, centered within a red square. Below 'TSR', the words 'TOWLER SHAW ROBERTS' are written in a smaller, white, sans-serif font, also centered. The entire logo is set against a background image of a two-story house with a stone wall and a path.

**TSR**  
TOWLER SHAW ROBERTS

### Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."