



Albion Street, Wall Heath DY6 0JR

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Built in circa 1870, Albion House is an elegant and charming, double fronted Victorian residence retaining many original features including Minton tiled flooring, sash windows, high ceilings with ceiling rose, coving and servants bells. Tucked away in a secluded position behind double gates and private wall, this impressive five bedroom detached family home is well positioned within walking distance of Wall Heath Village, sought after schools and stands opposite Wall Heath park. Opening from the double gates, to the front of the property there is a vast chipping stoned driveway leading to the storm porch which has Minton tiles and a door leading to the reception hall. To the ground floor there is an imposing reception hall with original servants bells, Minton tiled flooring and impressive staircase, lounge with stunning ceiling rose and coving, dining room with exposed floorboards, separate sitting room with log burning stove, kitchen and stairs leading to the cellar. To the first floor there is a gallery landing, five bedrooms and a family bathroom. The garden is mainly laid to lawn with mature trees and shrubs, there is a garage and separate utility room which includes Belfast sink and plumbing for a washing machine. Located on the countryside fringes of Kingswinford, Wall Heath is within a short drive of open countryside with fantastic dog walking and rambling routes.





Front Of The Property

Tucked away in a secluded position behind double gates and private wall, to the front of the property there is a vast chipping stone driveway, opening to the garden which is mainly lawn with mature trees and shrubs, and steps to the storm porch with minton tiled floor.

Reception Hall

With a door leading from the storm porch this imposing reception hallway has doors to rooms, impressive staircase to the first floor landing, further door to rear garden, Minton tiled floor, original servants bells and two central heating radiators.

Lounge

16'4" x 15'1"

With a door leading from the reception hall this lounge has sash windows to front and side, stunning ceiling rose and coving, gas fire with marble surround and two central heating radiators.

Dining Room

16'4" x 15'1"

With a door leading from the reception hall, exposed polished floorboards, open fire with marble surround, sash window to side and a central heating radiator.

Sitting Room

14'1" x 13'9"

With a door leading from the reception hall, exposed polished floorboards, log burning stove with beam above, brick surround and tiled hearth, sash window to front and a central heating radiator.

Kitchen

12'1" x 11'9"

With a door leading from the entrance hall, fitted with a range of wall and base units, work surfaces, one and a half sink and drainer, space for fridge freezer, gas hob, extractor fan, electric oven, access to the cellar, two windows to side and tiled floor.



Cellar

16'0" x 14'9"

With stairs leading from the reception hall to a useful storage area with power.

Landing

With stairs leading from the reception hall this gallery landing has decorative coving, doors to rooms and a central heating radiator.

Bedroom One

16'4" x 15'1"

With a door leading from the landing, front and side sash windows and a central heating radiator.

Bedroom Two

16'4" x 15'1"

With a door leading from the landing, sash window to side, built in storage and a central heating radiator.

Bedroom Three

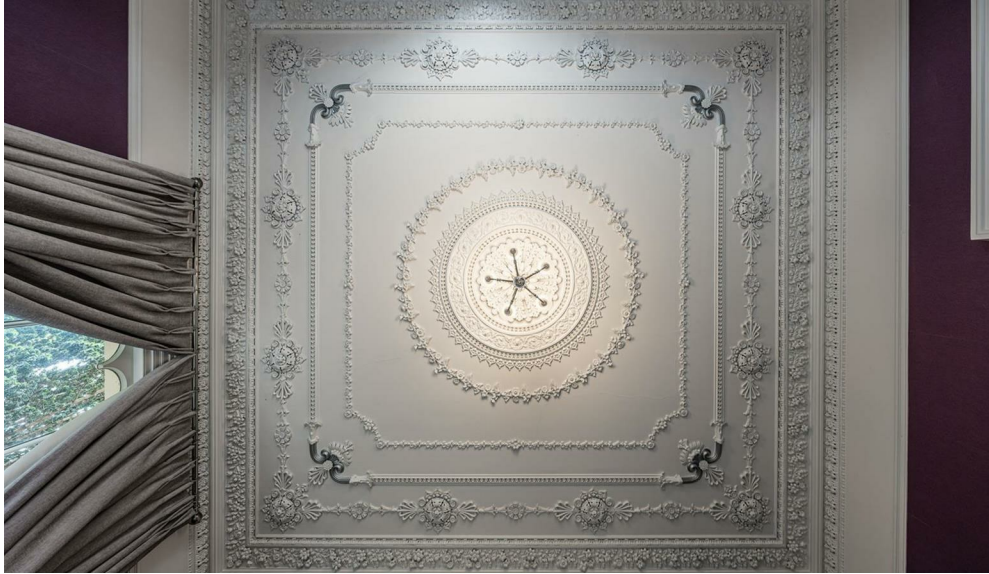
14'1" x 13'9"

With a door leading from the landing, sash window to front and a central heating radiator.

Bedroom Four

12'5" x 6'10"

With a door leading from the landing, sash window to side, cast iron fire place and a central heating radiator.



Bedroom Five

8'10" x 5'10"

With a door leading from the landing, sash window to front and a boiler.

Bathroom

With a door leading from the landing, sash window to side, shower cubicle, bath with shower attachment, WC, wash hand basin, recessed spotlights, storage cupboard and a chrome heated towel rail.

Garage

17'4" x 8'10"

With double doors to front.

Utility

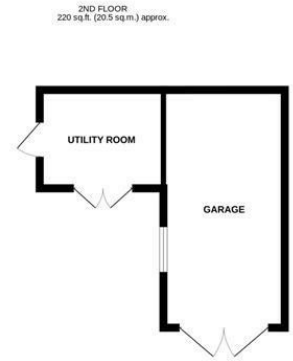
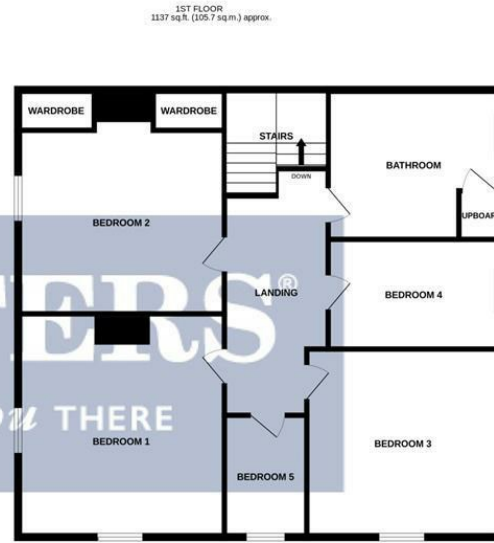
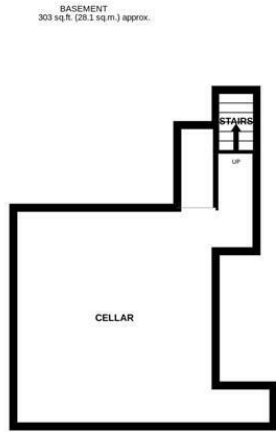
8'10" x 7'6"

With a door leading from the garden, fitted with wall and base units, work surfaces, Belfast sink and plumbing for washing machine.

Garden

With a door leading from the reception hall to a patio this private rear garden is mainly laid to lawn with mature trees and shrubs.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



TOTAL FLOOR AREA : 2799 sq.ft. (260.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	70
(55-68) D	
(39-54) E	50
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge -
01384 443331 <https://www.hunters.com>





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