

FOR SALE



Hardwicke Cottage Green Lane, Albrighton, Wolverhampton, WV7 3BP



Total area: approx. 131.8 sq. metres (1418.7 sq. feet)

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. Plan produced using PlanUp.



FOR SALE

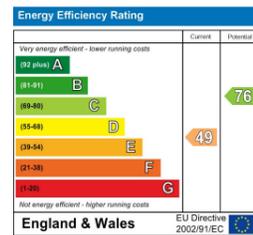
Offers in the region of £695,000

Hardwicke Cottage Green Lane, Albrighton, Wolverhampton, WV7 3BP

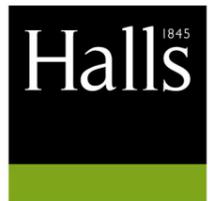
**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A stunning character property benefitting from an enviable rural location, yet within close proximity to major towns and cities. The property has a large garage/workshop, and a paddock in the field opposite.



01952 971800

Telford Sales  
32 Market Street, Wellington, Telford, TF1 1DT  
E: telford@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

3 Reception  
Room/s

3 Bedroom/s

2 Bath/Shower  
Room/s

- NO UPWARD CHAIN
- Separate Paddock
- Semi-Rural
- Landscaped Gardens
- Period Features
- Garage/Workshop

#### DIRECTIONS

From Junction 4 of the M54, take the exit towards Shifnal, and then the third exit at the next roundabout. Follow Priorslee Road into Shifnal, taking the third exit at the next roundabout onto Victoria Road. Drive through Shifnal, following the road round to the right and continuing along the A464. At the next roundabout, take the second exit continuing along the A464 and follow the road for just under 4 miles before turning left onto Green Lane. Continue along Green Lane until you get to a sharp left-hand bend, where the property can be found immediately after on the left hand side.

#### SITUATION

Hardwicke Cottage is situated in a stunning rural location, but with excellent accessibility to nearby Albrighton, and with Wolverhampton and Telford being a short drive away.

#### DESCRIPTION

Offered with no upward chain, this spacious three-bedroom property formally had four bedrooms, before the current owners converted the fourth bedroom into a dressing room adjoining the principal suite.

The ground floor has an inviting entrance hall that leads into the large sitting room, which is open-plan with the Sun Room. Through the Sitting Room you will find a quintessential country style kitchen, with central dining table and oil-fired Aga oven which heats the property. French doors lead from the kitchen into the conservatory, and there is a rear porch with plumbing for utilities. Furthermore, there is a downstairs bathroom besides the rear porch, providing convenience for when you have been in the paddock or working in the garden.

Upstairs, there are two double bedrooms (one en-suite), including a the principal suite which has had a dressing rooms added from the conversion of the former fourth bedroom. Furthermore, there is a single bedroom and guest W.C.

Externally, there is plenty on offer, with a stunning well-maintained garden, large garage/workshop, and a paddock which is in the field opposite the property – all in all, extending to just under 0.6 acres.

#### ACCOMODATION

##### ENTRANCE HALL

Located at the front of the property with a window and providing access to:

##### SITTING ROOM

A spacious room which was part of the original property and contains some beautiful character features, including exposed beams, and traditional fireplace with exposed brick surround. The room is open-plan with the:

#### SUN ROOM

A bright room which overlooks the garden, with patio doors leading outside:

#### KITCHEN

A traditional country-style kitchen, with oil-fired Aga oven, pantry, sink with drainer, a wide range of wall and base units, and French doors leading into the:

#### CONSERVATORY

The perfect place to relax and enjoy the garden through the seasons, with French doors leading into the garden:

#### REAR PORCH

Providing access to the side of the property and garden, with sink and drainer and plumbing for utilities:

#### W.C.

Situated besides the rear porch for convenience when working in the garden:

#### BATHROOM

Two-piece suite comprising bath and wash-hand basin.

#### FIRST FLOOR

##### LANDING

Access to bedrooms and benefitting from a W.C:

##### MASTER BEDROOM

Double bedroom which benefits from dual aspects and a dressing room which was converted from the former fourth bedroom:

##### BEDROOM TWO

Double bedroom with en-suite facilities:

#### EN-SUITE

Three-piece suite comprising corner bath, wash-hand basin and W.C:

#### BEDROOM THREE

Single bedroom with built-in storage.

#### EXTERNAL

To the side of the property is a gravelled driveway which leads up to the large garage/workshop. The rear garden is a good-size and very well-presented, and also wraps around the side of the property where there are useful sheds for storage. In the field opposite the property, there is a paddock which is perfect for anyone who keeps livestock or wishes to establish equestrian facilities (STPP).

#### GENERAL REMARKS

#### FIXTURES AND FITTINGS

Only those items described in the particulars are included in the sale.

#### SERVICES

Mains water, electricity and oil fired central heating is understood to be connected. None of these have been tested.

#### COUNCIL TAX

The property is currently showing as Council Tax Band F. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

#### TENURE

Freehold. Solicitors will confirm.

#### VIEWINGS

Viewings will be accompanied and are strictly by prior appointment with the selling Agents, Halls.