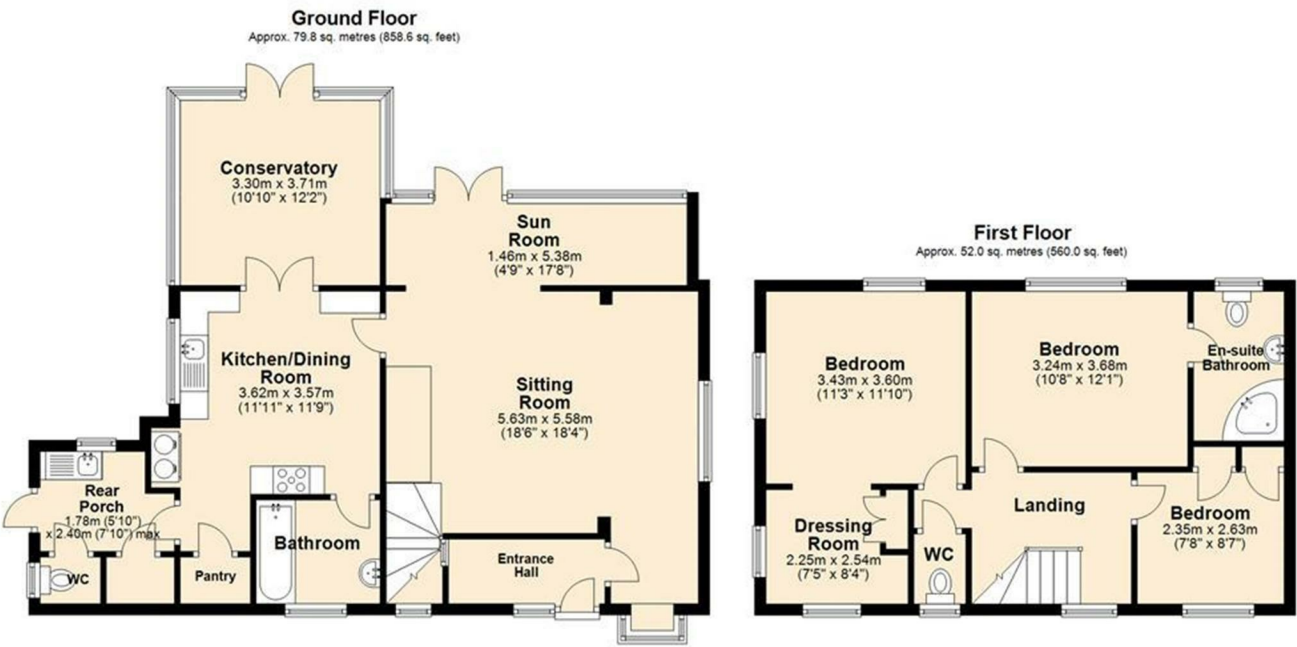


FOR SALE

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

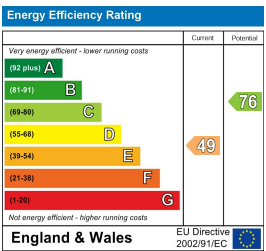
Offers in the region of £695,000

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@halls.gb.com



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- 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.

**ANTI-MONEY LAUNDERING (AML) CHECKS**  
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.