



2 Albrighton House The Water Gardens, Wolverhampton, WV4 5LJ

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LOCATION

The Water Gardens is a prestigious gated development of luxury, innovative homes and apartments in this quiet backwater between Wombourne and Penn. Built in 2006 the site retains many mature trees and a pond with open views across the Staffordshire Countryside. Located just off the A449 (Penn Road) Wolverhampton City Centre is within easy reach as well as convenient access into the West Midlands conurbation.

DESCRIPTION

This most impressive ground floor apartment benefits from a superb location overlooking the lovely pond and surrounding mature trees and countryside with its own private decked balcony. The apartment benefits from a generous living room, fitted kitchen with integrated appliances, en-suite to the principal bedroom, two further bedrooms and a family bathroom. The apartment benefits from central heating, and double glazing. There is a garage and parking with the apartment. An internal inspection to fully appreciate the well planned and spacious layout.

ACCOMMODATION

The ENTRANCE HALLWAY is accessed through a composite door and has a radiator, a double walk-in cloakroom with hanging rail and shelving. An additional storage cupboard houses the hot water cylinder and has fitted shelving. The BATHROOM is fitted with a contemporary white suite and comprises panelled bath with shower over and glazed side screen, pedestal wash hand basin, low level W.C., heated ladder towel rail, spotlights and part tiled walls. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset 1½ bowl sink unit with mixer tap. Integrated oven, 5 ring gas hob with extractor hood over, integrated microwave, fridge, washing machine and dishwasher. There is a double glazed window overlooking fields, spotlights, part tiled walls, tiled floor and a radiator. The LIVING ROOM has French doors leading onto a decked balcony. There are double glazed windows to the side elevation, two radiators and coved ceiling. BEDROOM ONE has a double glazed window to the side elevation, radiator, coved ceiling and a double walk-in wardrobe with hanging rail. The EN-SUITE SHOWER ROOM has a large walk-in cubicle, pedestal wash hand basin, low level W.C., chrome heated ladder towel rail, spotlights and tiled walls. BEDROOM TWO has a double walk-in wardrobe, coved ceiling, radiator and a double glazed window to the side elevation. BEDROOM THREE is currently being used as an office and has a range of fitted furniture including cupboards, drawers and shelving. There is a radiator, spotlights and a double glazed window to the rear.

OUTSIDE

The apartment has the benefit of a GARAGE with up and over door to the front, power points and light, small CARPORT and there is also visitor parking. The development includes a sweeping gated driveway and feature pond.

TENURE

SHARE OF FREEHOLD (service charge is £204)

SERVICES

We are informed by the Vendors that all main services are installed.

COUNCIL TAX

BAND E – South Staffordshire DC

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

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Offers Around
£340,000

EPC: C

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



2 ALBRIGHTON HOUSE THE WATER GARDENS

APARTMENT: 109sq.m. 1173sq.ft.
 GARAGE: 17.1sq.m. 184sq.ft.
TOTAL: 126.1sq.m. 1357sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



