



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

## 4 Albrighton House, The Water Gardens, Wolverhampton, WV4 5LJ

This impressive first floor apartment benefits from a superb location overlooking the lovely pond and surrounding mature trees and countryside. 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.

(WOMBOURNE OFFICE)  
EPC: B

### 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 impressive first floor apartment benefits from a superb location overlooking the lovely pond and surrounding mature trees and countryside. The apartment benefits from a generous living room, fitted kitchen with integrated appliances, two generous bedrooms with an en-suite to the principal 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 has two storage cupboards, one housing the hot water tank and has cloaks hanging rail and shelving, the other 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 and low level W.C. Heated ladder towel rail, spotlights, part tiling to the walls and tiling to the floor. The KITCHEN/BREAKFAST ROOM is fitted with a range of wall and base units with complementary work surfaces and inset 1½ bowl stainless steel sink unit with mixer tap. Integrated double oven, 4 ring gas hob with fitted extractor over. Integrated washing machine, fridge and freezer. Radiator, spotlights, tiled splash backs and double glazed windows to the side and rear elevations. The LIVING ROOM has two radiators, coved ceiling and a double glazed walk-in bay window to the rear elevation. The PRINCIPAL BEDROOM has fitted double wardrobes, a radiator, coved ceiling double glazed windows to the rear and side elevations. The EN-SUITE has a walk-in shower cubicle, pedestal wash hand basin and low level W.C. Chrome heated ladder towel rail, spotlights and tiling to the walls and floor. BEDROOM TWO has a fitted wardrobes, radiator, coved ceiling and a double glazed window to the side elevation.

### 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 £168.91 pcm)

### SERVICES

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

### COUNCIL TAX

BAND D – South Staffordshire DC

### POSSESSION

Vacant possession will be given on completion.

### VIEWING

Please contact the Wombourne office.

#### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

#### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

#### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

#### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

#### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

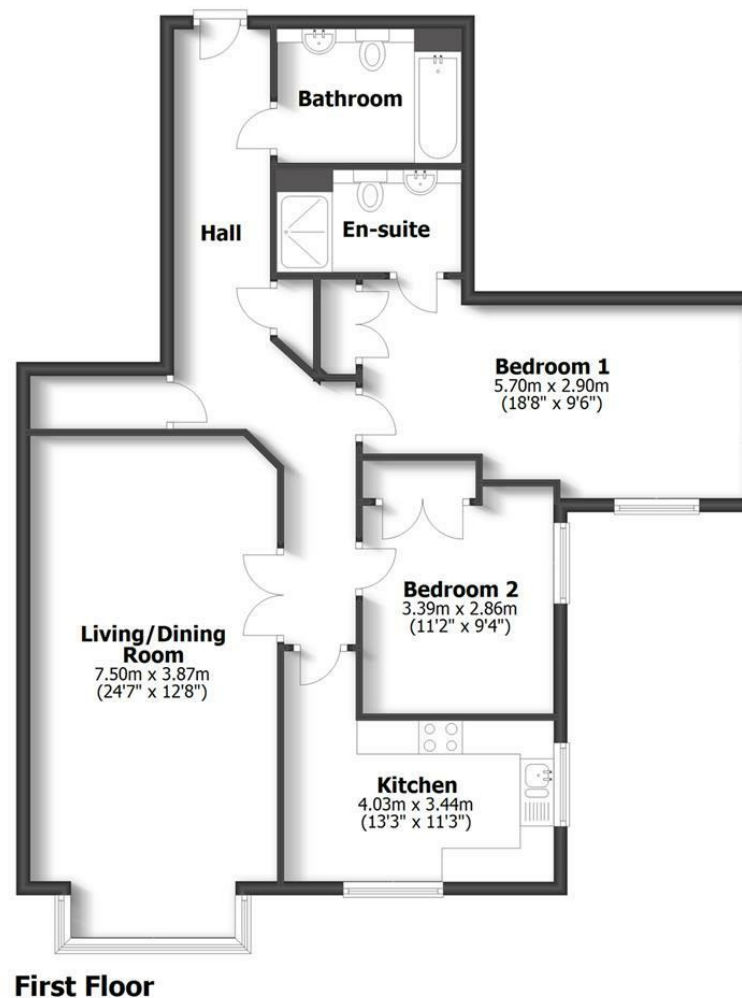
Offers Around  
£320,000

EPC: B

**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.



## 4 ALBRIGHTON HOUSE BEARNETT DRIVE, LOWER PENN



**TOTAL: 93.1sq.m. 1002sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

