



Woodford Cottage Woodford Lane, Trysull, Wolverhampton, Staffordshire, WV5 7HP

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EPC : TO FOLLOW  
WOMBOURNE OFFICE

## LOCATION

Woodford Lane is a winding country road, surrounded by fields, which gives access from Wombourne to the Village of Trysull. This historic, picturesque village, in the County of South Staffordshire, lies around 5 miles to the South West of Wolverhampton City. Trysull has its own Village Green, Church, Village Hall, excellent Primary School, Village Pub and playing fields. Additionally, there are numerous bridleways and public footpaths, including the nearby Staffordshire and Worcestershire Canal and Railway Walk, for walkers and riding enthusiasts. Around a mile away is the centre of Wombourne with further amenities, secondary schooling and leisure centre.

## DESCRIPTION

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## ACCOMMODATION

The PORCH has a composite door with diamond double glazed opaque detailing inset, double glazed window to the side elevation and bespoke wooden door into the LIVING ROOM. This has a double glazed window to the front elevation, multi fuel burner with an indirect back burner with immersion heater for the radiators, staircase rising to the first floor with storage cupboard beneath and beamed ceiling. There is a step up into the DINING AREA which has double glazed windows to the front and side elevations, part panelled walls and radiator and access to the KITCHEN. This has a range of wall and base units with complementary work surface, Belfast sink and mixer tap, space for the oven, tiled floor and part tiling to the walls, wooden door leading to the verandha, this is single glazed and timber framed construction with wall mounted lights and plumbing. The SHOWER ROOM has a curved glazed cubicle with electric shower over, pedestal wash hand basin, two double glazed windows to the rear elevation, radiator, airing cupboard housing the hot water cylinder. There is separate W/C which has a low level w/c, radiator and double glazed window to the rear elevation.

The staircase rises to the FIRST FLOOR LANDING which has a radiator, vaulted ceiling and access to DOUBLE BEDROOM 1, this has fitted wardrobes and a walk in storage cupboard, double glazed window to the front elevation and radiator. DOUBLE BEDROOM has a double glazed window to the front elevation, radiator and loft access.

## OUTSIDE

The property has a pedestrian gate with steps leading to the main front door. Vehicular access is at the side through double metal gates with an extensive tarmac driveway, suitable for parking multiple vehicles off road, as well as a detached GARAGE with wooden doors and a mechanics pit. This gives access to the paddock and the formal gardens. The FORMAL GARDEN has a path leading to the cottage, a large lawn with a variety of established trees and shrubs with a hedged boundary and a brick built (former) pigsty, which now has glazed windows and a wooden door. There are a variety of outbuildings including two polytunnels, greenhouse, large car port and an array of sheds. There is a UPVC double glazed SUMMER HOUSE and access to the PADDOCK. The property drainage is from a cesspit, which is situated in the field on the other side of the road.

There is a timber framed CABIN on site, which has its own diesel heating system with 1,000 litre IBC. There are double glazed sliding patio doors, it is well insulated with a double glazed window to the rear elevation and an utility storage room with space and plumbing for washing machine, tumble dryer and additional white goods. There is a connecting door into a twin axel caravan which has a sitting room, kitchenette and bedroom with twin beds with an Aldi heating system. There is a shower with sink and W/C. This is available for £15,000 under a separate negotiation.

TENURE We understand that the property is FREEHOLD.

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 In The Region Of  
£500,000

EPC: F

**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.



## WOODFORD COTTAGE

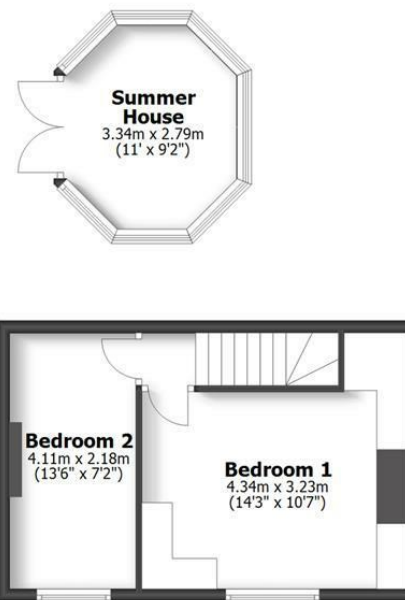
WOODFORD LANE, TRYSULL

HOUSE:	72.5sq.m.	781sq.ft.
GARAGE/PIGSTY:	31.8sq.m.	342sq.ft.
SUMMER HOUSE:	8sq.m.	86sq.ft.
CARAVAN/CABIN:	76.2sq.m.	530sq.ft.
<b>TOTAL:</b>	<b>161.5sq.m.</b>	<b>1739sq.ft.</b>

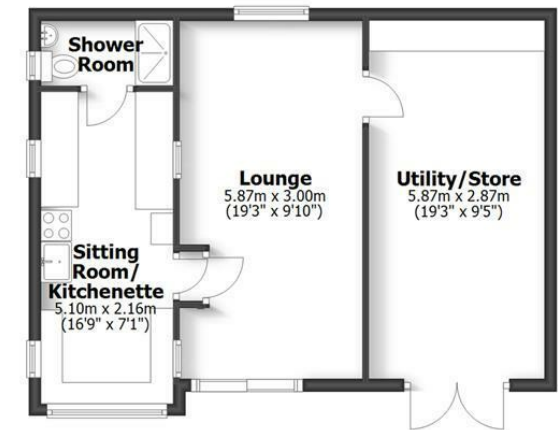
(EXCLUDING VERANDAH)  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Caravan/Cabin

