



Manor Court, Cross Road, Albrighton, Wolverhampton, WV7 3BJ

# Manor Court, Cross Road, Albrighton, Wolverhampton, WV7 3BJ

An outstanding central village residence standing within a superb plot of just over 0.25 acres in total.

## LOCATION

Manor Court stands within a few minutes stroll of the wide variety of local facilities afforded by the centre of Albrighton itself. There are more than adequate facilities for everyday needs and communications are excellent with Albrighton Train Station providing direct services to Shrewsbury, Birmingham and beyond and the M54 being easily accessible at J3.

## DESCRIPTION

Manor Court is a fine residence which was created in the mid 1980's and which has been in continual ownership since that time. This is, therefore, the first time the property has been offered for sale. Part of the property was formerly outbuildings to The Manor House with the remainder being newly built by the family that, at that time, owned The Manor House itself.

Internally there are rooms of particularly fine proportions with some notable reception rooms and ample bedroom provision to the upper floor.

Whilst the property would benefit from a limited scheme of modernisation, the costs of such work would be ample justified by the excellent nature of the property and buyers have the opportunity to make the house "their own".

The property has been well maintained over the years and benefits from partial double glazing and gas fired central heating.

## ACCOMMODATION

A panelled front door with inset fan light with glazed panels to either side opens into the excellent RECEPTION HALL which is split level with part balustrading, oak flooring and a CLOAKROOM with WC and wall hung wash basin. The DRAWING ROOM is a reception room of a superb size with a light, corner aspect with double glazed French doors to the garden and a formal fireplace with marble hearth and slips with a living flame coal effect gas fire, wiring for wall lights and coved ceiling. The DINING ROOM is well proportioned with oak flooring, double glazed French doors to the garden, wiring for wall lights and coved ceiling. There is a SITTING ROOM with oak flooring and ceiling coving and a BREAKFAST KITCHEN with wall and base mounted units, a light through aspect with windows to the front and rear, tiled floor and ample space for informal dining and a part glazed door to a REAR HALL with windows and a door to the garden, a door into the garage and a LAUNDRY with wall and base mounted cupboards, plumbing for a washing machine, floor mounted gas fired central heating boiler, a rear window and a sink.

A staircase with turned balustrading rises to the galleried landing with access to the roof space, a store cupboard and an airing cupboard. The PRINCIPAL SUITE has a double bedroom with a window overlooking the rear garden, a wide bank of fitted wardrobes and an EN-SUITE SHOWER ROOM with fully tiled shower, WC and vanity unit with twin wash basins with cupboards beneath and a window to the side. BEDROOM TWO is a good double room in size with a double glazed window. BEDROOM THREE is a good double room in size with a light through aspect with a double glazed window and a further window together with a wide bank of fitted wardrobes. BEDROOM FOUR is a double room in size with a window overlooking the garden and a double wardrobe and BEDROOM FIVE is a good room in size with a window and built in wardrobe. The BATHROOM has a panelled bath with mixer tap with shower attachment, WC, vanity unit with wash basin with cupboards beneath and a window.

## OUTSIDE

The property stands behind a courtyard laid in brick setts which provides ample parking and access to the GARAGE with twin elevating doors, a side window, electric light and power and an internal door to the rear hall. NB please note that The Manor House has vehicular rights of access to their driveway which leads through the courtyard.

To the rear of the property is a superb GARDEN which is of an unusual size for a property in the centre of Albrighton. The garden is part walled and has a paved patio to the rear of the house which leads around to a paved side courtyard, a large rear lawn and stocked beds and borders. There is a timber garden shed and a greenhouse and gated access to the side.

We are informed by the Vendors that all main services are installed.  
COUNCIL TAX BAND F - Shropshire  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Tettenhall Office.  
The property is FREEHOLD.

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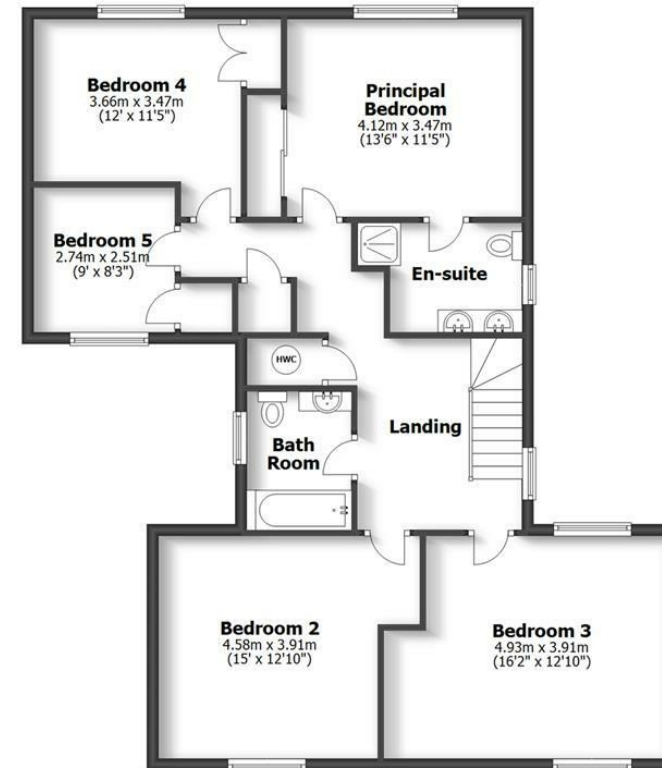
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**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs 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.

**MANOR COURT**  
**CROSS ROAD, ALBRIGHTON**



**Ground Floor**



**First Floor**

HOUSE: 213.9sq.m. 2302sq.ft.  
 GARAGE: 26.8sq.m. 288sq.ft.  
**TOTAL: 240.7sq.m. 2590sq.ft.**

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





