



White Hayes Cottage, Shaw Lane, Albrighton, Wolverhampton, WV7 3DS





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White Hayes Cottage offers deceptive and versatile accommodation sitting behind a deep frontage with a superb, open plan living kitchen and a large plot of almost a quarter of an acre in total.

WHITE HAYES COTTAGE
SHAW LANE, ALBRIGHTON

TOTAL: 234sq.m. 2519sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



LOCATION

Shaw Lane is one of the most sought after addresses within Albrighton which is a thriving village with a bustling centre and a full range of local facilities which are ideal for everyday needs.

The further, more extensive facilities provided by Wolverhampton City Centre and the historic market town of Bridgnorth are all within easy reach and communications are excellent with local rail services running from Albrighton station and the M54 (Junction 3, Tong) facilitating fast access to Telford, Birmingham and beyond.

DESCRIPTION

White Hayes Cottage is a substantial house providing extensive and flexible living spaces over two storeys. The residence can be adapted to meet a whole host of different requirements according to individual buyers preferences and, notably, stands within a generous plot with an excellent frontage and a pleasant garden to the rear.

Externally the property has an attractive part-timbered and gabled front elevation which makes the property 'stand out from the crowd' and internally the house is well maintained and well presented. The kitchen and dining room have been joined together by the current owners to create a superb focal point for the ground floor.

ACCOMMODATION

An enclosed PORCH with a double glazed entrance door has a studded front door with inset double glazed and leaded lights opening into the RECEPTION HALL with parquet flooring, decorative timbering and central screen, a backlit feature decorative glazed panel to the ceiling, ceiling coving and wiring for wall lights. There is a guest CLOAKROOM with a white suite of WC, basin with tiled splashback and a double glazed window. There is a fine LOUNGE with exposed wall and ceiling timbering, a wide bank of double glazed windows to the front providing a panoramic outlook, a feature stone fireplace with stone mantle and wiring for wall lights. There is a cosy SITTING ROOM with a walk-in, double glazed bay window to the front, a brick fireplace and ceiling coving. The focal point of the ground floor is the stunning dining kitchen with Italian porcelain tiling and inset ceiling lighting throughout. The bespoke kitchen by Quantum has a range of wall and base units with display cabinets, quartz working surfaces and splash back and a coordinating centre island with breakfast bar end and integrated wine fridge. There is a ceramic under mounted sink with double glazed window over, integrated dishwasher, space for a range style cooker with quartz splash back and filtration unit above, space for an American style fridge freezer and patio doors to the rear garden. There is ample space for dining with wiring for a wall mounted TV and a double glazed window to the side. The LAUNDRY has a range of wall and base units with roll top working surface, space and plumbing for a washing machine and tumble dryer, integrated ceiling lighting, tiled flooring, display shelving and double glazed French doors to the rear garden.

The ground floor accommodation is completed by TWO GOOD-SIZED DOUBLE BEDROOMS, one of which has a wide bank of modern, fitted wardrobes with cupboards above and French doors to the garden, together with an INNER LOBBY with storage cupboard, leading to a BATHROOM with a full suite of a panelled bath, separate fully-tiled shower, WC, bidet and pedestal basin, tiled floor, tiled walls, integrated ceiling lighting, coved ceiling and a double glazed window.

Stairs from the hall rise to the galleried LANDING with a double glazed window overlooking the rear garden, exposed timbering and wiring for a wall light together with a LAUNDRY with plumbing for a washing machine. The PRINCIPAL SUITE has a walk-through dressing lobby with fitted wardrobes to either side, a double bedroom with exposed timbering and a light, triple aspect and an ensuite bathroom with a panelled bath with mixer tap with shower attachment, pedestal basin, WC and bidet, integrated ceiling lighting, part-tiled walls and a double glazed window. There are TWO FURTHER BEDROOMS to the first floor, both of which are of a good size. The BATHROOM has a white suite with a panelled bath, pedestal basin and WC, part-tiled walls and a double glazed window.

OUTSIDE

The house stands within a superb plot with a large, gravelled driveway affording ample off street parking for several vehicles. There is a detached, brick and tile DOUBLE GARAGE with remote controlled shutter door and there is gated access from the front to the REAR GARDEN with large patio to the rear, a shaped rear lawn and planted beds and borders.

The total plot size is approximately 0.22 acres.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND G – Shropshire

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows all four main providers have likely coverage indoors and outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

Offers Around £745,000

EPC: E

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.







Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

Worcestershire Office
01562 546969
worcestershire@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

BERRIMAN EATON