



Lynedoch House, 20 Cross Road, Albrighton, Wolverhampton, WV7 3RB

BERRIMAN
EATON





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An outstanding central village residence standing within a superb plot of approximately 0.2 acres in total with beautiful gardens and the potential for a loft conversion (STPP).

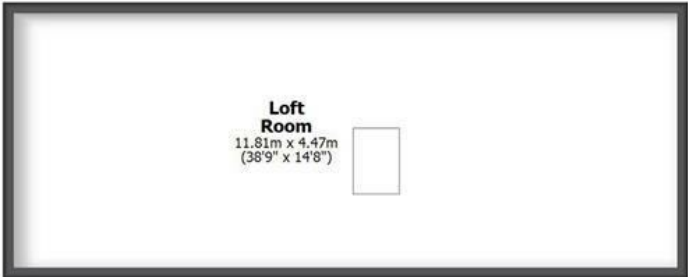
LYNEDOCH HOUSE
20 CROSS ROAD, ALBRIGHTON

HOUSE: 267sq.m. 2874sq.ft.
LOFT ROOM: 52.8sq.m. 568sq.ft.
GARAGE: 28.4sq.m. 306sq.ft.
TOTAL: 348.2sq.m. 3748sq.ft.

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



Basement



Loft



Ground Floor



First Floor

LOCATION

Lynedoch House 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

Lynedoch House was built approximately 23 years ago to high and exacting standards. The rooms are all of a particularly good size with double glazed sash windows, underfloor heating throughout the ground floor and gas central heating. There are solar panels with cash earned back from the utility company and the property benefits from an alarm.

There is a fine flow of reception rooms to the ground floor with a large reception hall having three reception rooms off, a conservatory, a breakfast kitchen with a laundry off and a door to the basement which is a useful extra room. Some of the ground floor has the added benefit of a connected speaker system. The first floor has four double bedrooms, two tandem bathrooms and a cloakroom. The principal bedroom, Bedroom 4 and the bathroom in between are currently laid out as one, superb main suite.

There is a large loft which gives the opportunity to extend into along with a large loft to the garage which also offers the potential for conversion subject to gaining all of the usual and necessary consents and permissions.

ACCOMMODATION

An open PORCH has a wooden door opening into the through HALL with coved ceiling, an under stairs store and a GUEST CLOAKROOM with a pedestal wash basin, WC and coved ceiling. The STUDY which could also be used as an additional sitting room currently has a range of fitted furniture including knee hole desks, shelving, cupboards and drawers and coved ceiling. The DRAWING ROOM has French doors to the rear garden, coved ceiling, integrated ceiling lighting and a gas fire set in a formal surround. The DINING ROOM has a walk in bay to the front, coved ceiling, integrated ceiling lighting, wiring for wall lights and a door to the BREAKFAST KITCHEN with a range of wall and base units with roll top working surfaces with tiled splash back and under cupboard lighting, a double sink and drainer along with a sash window into the conservatory, a range of Neff appliances including a four ring induction hob with filtration unit above, oven, grill and microwave, fridge and dishwasher, there is ample space for dining, integrated ceiling lighting a concealed area creating extra storage space and a door to the LAUNDRY with a range of wall and base units with roll top working surfaces, a stainless steel sink and drainer, space and plumbing for a washing machine and tumble dryer, tiled flooring, coat hooks, heated ladder towel rail and a side door. From the hall, glazed double doors open into the CONSERVATORY with windows and French doors to the rear garden, tiled floor, wiring for wall lights and automatic system to regulate the temperature.

Stairs with wooden balustrading, wiring for wall lights and a light shaft rise to the first floor landing with sash windows to the front and rear, integrated ceiling lighting, coved ceiling, there is a large linen cupboard housing the pressurised hot water cylinder and slatted shelving and access to a large loft via a drop down ladder which could be converted (STPP). The PRINCIPAL BEDROOM is a very large double room with fitted furniture and a door to the TANDEM BATHROOM with a panelled bath, tiled shower cubicle, twin wash basins with cupboards and drawers beneath and mirror over, WC, integrated ceiling lighting, twin heated ladder towel rails, a double glazed window and a door to BEDROOM FOUR which is currently used as a dressing room with a range of fitted furniture but could easily be used as a fourth double bedroom. BEDROOM TWO is a good size double room with integrated ceiling lighting, built in wardrobes, BEDROOM THREE is also double in size with built in wardrobes. Bedrooms two and three share a TANDEM BATHROOM with a panelled bath with shower over and tiled surround, vanity units including drawers and cupboards with Vernon Tutbury sink with mirror over, integrated ceiling lighting and a heated ladder towel rail. There is also a CLOAKROOM with WC and wash basin with mirror over.

From the hall a flight of stairs lead to the BASEMENT with electric light and power, carpet tiled flooring, fitted shelving.

OUTSIDE

Lynedoch House sits behind a low rise front wall with wrought iron railings and pedestrian gate with a path laid in brick paviours leading to the front door. There are beautifully planted and flowering areas to the front and a large DRIVEWAY laid in brick paviours leading to the DOUBLE GARAGE with twin electric roller shutter doors, concrete floor, electric light and power, a courtesy door to the side and there is a large, boarded loft with window and drop down ladder which could be converted (STPP).

There is gated side access to a side COURTYARD with courtesy doors to the garage and laundry and there are beautiful GARDENS to the rear and side with a part southerly aspect. There is a large entertainment terrace with a fountain along with shaped lawn with stunning planted and flowering beds and borders. there is an area of KITCHEN GARDEN along with a greenhouse, a fruit cage and a brick built store. There is external lighting.

We are informed by the Vendors that all mains services are connected. Solar panels are fitted and are owned outright.

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 there is 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.

The long term flood defences website shows very low

Offers Around £695,000

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.







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