



**Lower Snowdon Cottage, Snowdon Road, Burnhill Green, Wolverhampton, South Staffordshire,
WV6 7HT**

BERRIMAN
EATON



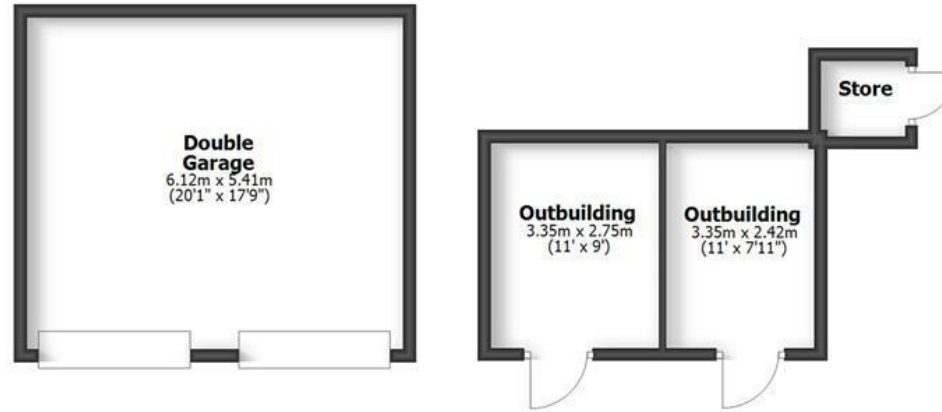


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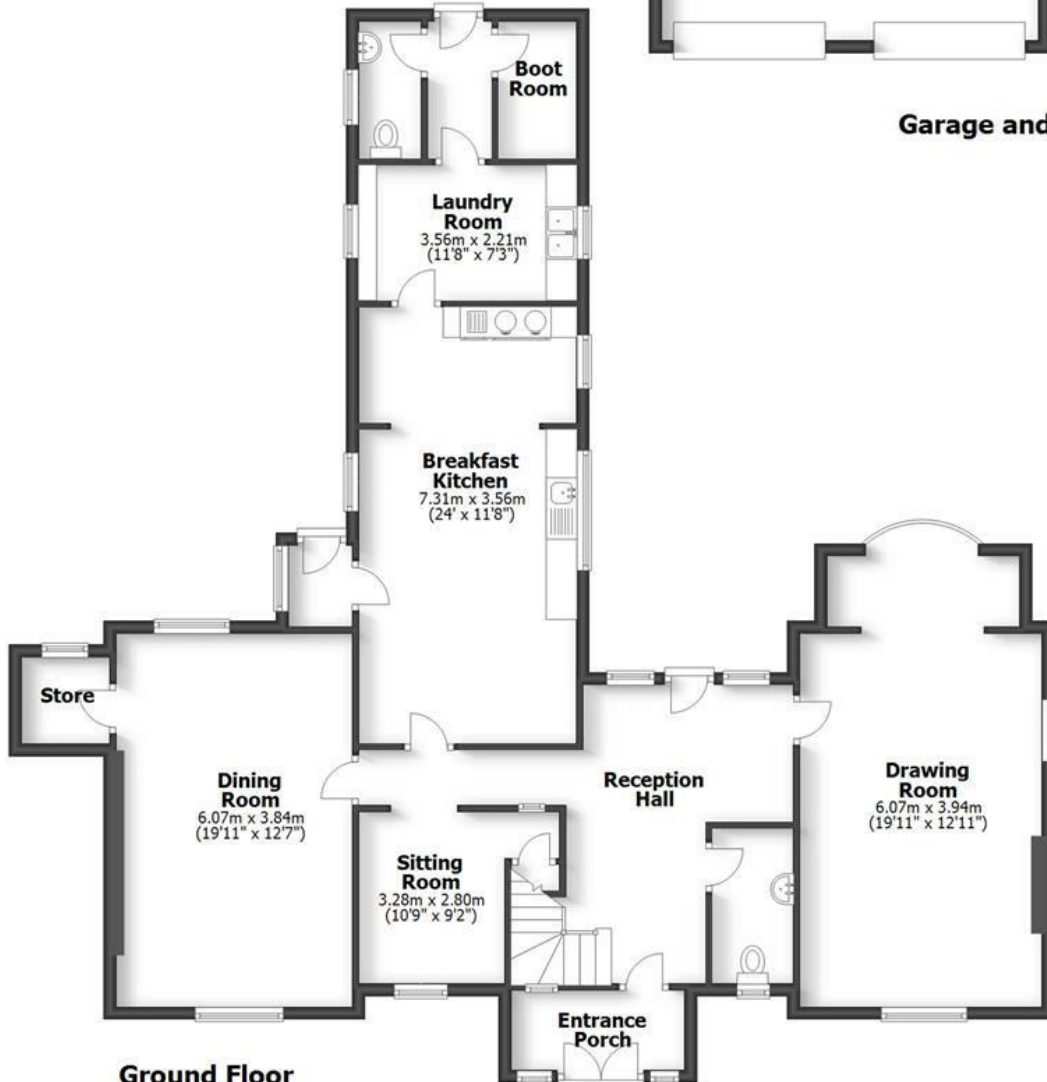
In countryside on the Staffordshire Shropshire border, this fine home filled with natural light and a walled mature garden, provides good family accommodation walking distance to the village pub and just 3 miles to Albrighton and the train station.
Patttingham - 3 miles, Albrighton -3 miles, Wolverhampton - 9 miles, Bridgnorth - 9 miles, Telford - 10 miles, Birmingham - 27 miles, M54 (Junction 3) - 5 miles
M6 (Junction 11) 13 miles M6 Toll 14 miles
(distances approximate)

HOUSE: 241.8sq.m. 2,602.8sq.ft.
 GARAGE: 33.1sq.m. 356.2sq.ft.
 OUTBUILDINGS: 19.3sq.m. 208.1sq.ft.
TOTAL: 294.2sq.m. 3,167.1sq.ft.

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



Garage and Outbuildings



Ground Floor



First Floor

LOCATION

Burnhill Green is a small hamlet occupying a delightful situation amidst rolling, open countryside along with a local pub that is within walking distance. The hamlet is easily placed for convenient access to a wide range of local shopping facilities available in the nearby villages of both Albrighton and Pattingham whilst communications are excellent with the M54 being within a few minute's drive at Tong (Junction 3) and local rail services running from Albrighton station with mainline connections at Wolverhampton. close to good network links. This is a rural area with plenty of countryside walks and outdoor activities with local village primary schools in Pattingham and Beckbury.

SUMMARY

Lower Snowdon Cottage is a very desirable residence, set back from the lane with private aspects and generous family accommodation. Improvements include a new roof in the early 2000's, with most of the windows replaced and modern bathroom and kitchen fittings, the cottage is well maintained with a noticeable amount of natural light.

ACCCOMMODATION

Entering from the side porch into the farmhouse style breakfast kitchen, there are a range of fitted units with granite work tops, four oven AGA, integrated appliances including NEFF upright ovens, fridge freezer, hob, dishwasher and further door to the fitted utility/boot room and beyond to a guest WC and boiler room. From the formal front reception hall, a further guest cloakroom can be accessed and a library reading area. There are two further formal reception rooms, the sitting room having a marble fireplace and a large dining room.

Stairs from the hall lead to the first floor landing with the principle bedroom suite comprising a large en-suite with dressing room and extensive fitted wardrobes in the bedroom. The guest suite also comprises of a dressing room area and en-suite, built in wardrobes with two further bedrooms having fitted wardrobes. The house bathroom includes a shower over the bath.

OUTSIDE

Our clients are keen gardeners and the surrounding gardens are filled with spring and summer colour. A southerly sun terrace leads onto the lawns with a water feature, whilst the filled flower borders extend around the gardens and drive with the original farm wall enclosing the garden. The large drive gives good parking and turning, with a double garage and loft above stands detached to the rear, with two brick and tile workshops. The garden includes a greenhouse.

SERVICES

We are advised by our client that mains water, drainage and electricity are connected, with oil fired central heating. Verification should be obtained by your surveyor.

TENURE

We are advised the property is FREEHOLD

LOCAL AUTHORITY

South Staffordshire.
Council Tax: G.

VIEWING ARRANGEMENTS

Strictly by appointment through the BRIDGNORTH OFFICE.

DIRECTIONS

From Bridgnorth proceed towards Wolverhampton on A454. At Wyken turn left towards Worfield, then fork off to the right. At the next junction crossover the B4176 towards Chesterton continuing onto Burnhill Green Road. Turn left on to Snowdon Road where and continue past the houses on the right and beyond, where there is a turning on the right hand side to a cluster of houses.

Offers Around £875,000

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.







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