

FOR SALE | FREEHOLD



TSR

TOWLER SHAW ROBERTS

WAYSIDE, 4 HOLYHEAD ROAD, ALBRIGHTON, WV7 3BX



Attractive 5-bedroom semi-detached property with extensive garden/land located in a prime position on the A464 Holyhead Road, suitable for a variety of uses (STP).

Previously run as a successful Bed & Breakfast Set within generous grounds of approx. 0.42 acres, with the potential for expansion / development permissions.

LOCATION AND DESCRIPTION

Situated in the picturesque countryside, fronting the A464 Holyhead Road, with the popular village of Albrighton situated approx. 1 mile northwest, and Wolverhampton City Centre approx. 8.4 miles south east.

Located in close proximity to Junction 3 of the M54 (approx. 3 miles north west of the property) the attractive semi-detached property, formerly operating as a bed & breakfast, offers substantial accommodation.

It comprises of 5 bedrooms, four of which benefit from en-suite bathrooms. The house also features a communal family bathroom, large kitchen area, a dining room, a lounge and a conservatory.

Externally there is a detached outdoor cabin/building that has been thoughtfully converted to provide two self-contained studio's. Each studio unit offers well-proportioned open-plan living space, incorporating a fitted kitchenette and a private WC, making them ideally suited for rental income, staff accommodation, or other relevant uses.

While the property can be kept as-is, it does offer the potential for redevelopment into a more substantial property.

Adjacent to the building is a stretch of land circa 0.4 acres, which could present the opportunity for further residential or commercial development, subject to acquisition and planning permissions.

Total Site Area (taken from Edozo) extends to approximately 0.42 acres.

SERVICES

Mains water and electricity are understood to be connected/available, with drainage via septic tank. Interested parties are advised to make their own enquiries with the relevant utility companies.

PLANNING

Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.

LOCAL AUTHORITY

The property is located within Shropshire Council.

GROUND CONDITIONS

Prospective purchasers are required to undertake their own investigations and fully satisfy themselves as to the suitability of the land for any use of development scheme proposed.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: E42, expiring 26th June 2035.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

GUIDE PRICE

Offers are invited in the region of £545,000 for the Freehold.

TENURE

The property is understood to be of freehold tenure and is offered for sale by private treaty with the benefit of vacant possession upon completion.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.



On entering this substantial property, you are welcomed into a spacious Reception Hall, with doors leading to the Dining Room and Lounge, both offering ample space.

The Lounge provides access to a downstairs Bedroom with its own en-suite, offering flexibility and convenience.

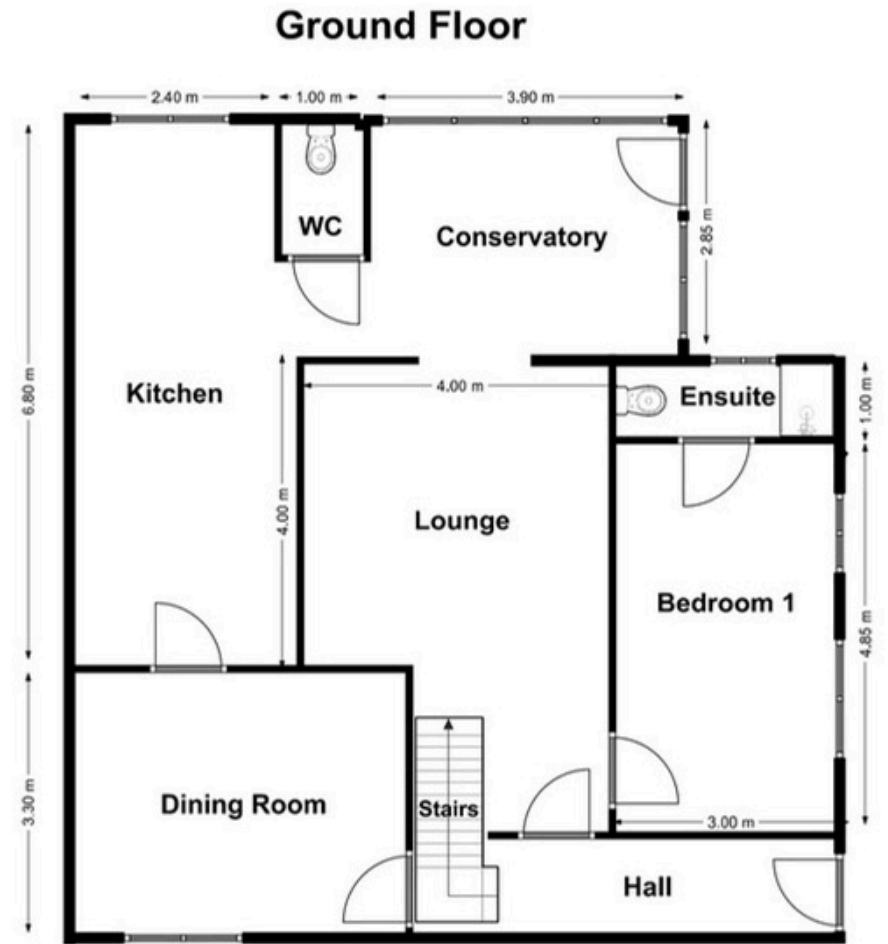
From the Lounge, you'll find a bright and airy Conservatory, offering stunning views over the surrounding countryside.

A door from the Conservatory leads to the Garden and large Parking area, ideal for outdoor relaxation and convenience.

Continuing through the Conservatory, you'll find the large open-plan Kitchen, which also leads to the Dining Room, creating a seamless flow between the living and dining spaces.

The ground floor benefits from a separate WC, perfect for guests.











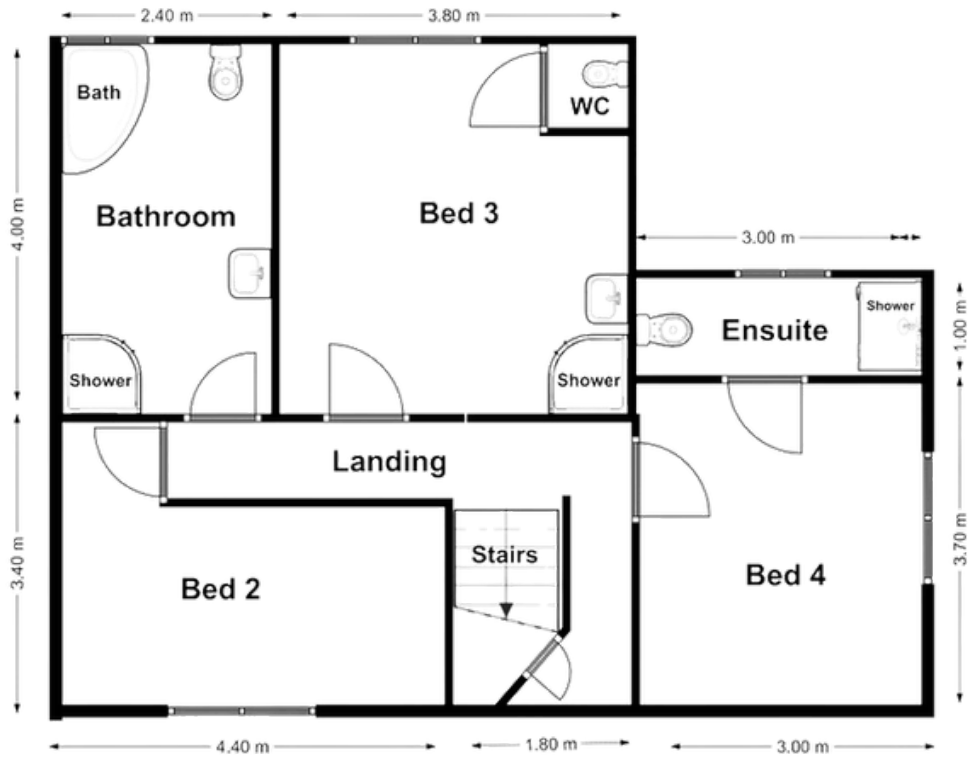
Ascending the stairs from the Reception Hall, you reach the First Floor Landing, where you'll find Bedroom 2, in which opposite is the communal family bathroom with full facilities including: bath, shower, hand basin and toilet.

Bedroom 3 (which has its own separate WC, with a shower and hand basin within the bedroom), and Bedroom 4, which enjoys the luxury of an en-suite. The stairs continue to the Second Floor, where Bedroom 5 is located, complete with its own en-suite, offering an ideal retreat with privacy and comfort.

This property offers flexible and spacious living over three levels, with a fantastic layout ideal for modern family life or those seeking extra room for guests.

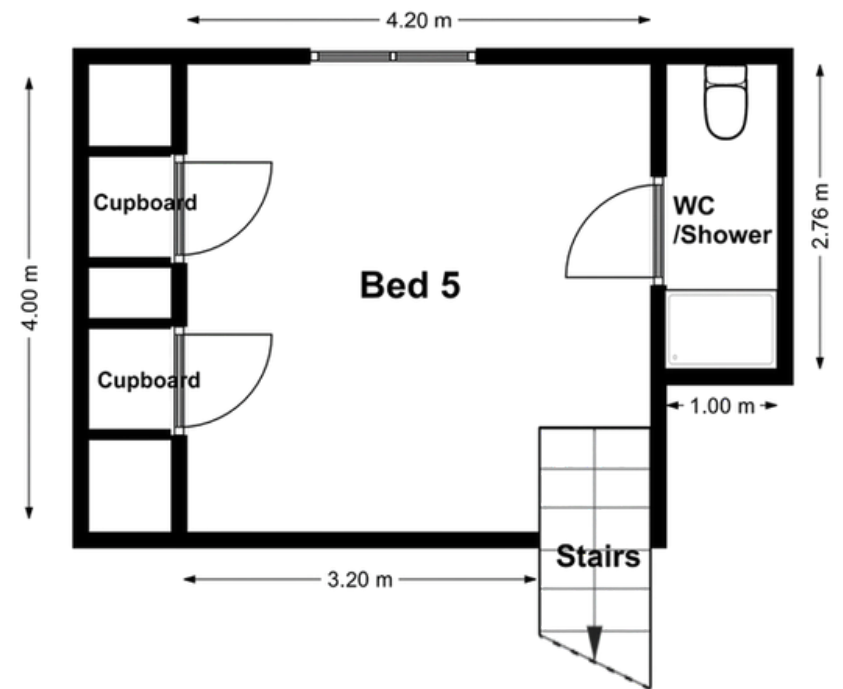


First Floor





2nd Floor







Junction 3 of M54 Motorway

Albrighton Train Station

Albrighton Cricket Club

WAYSIDE, 4
HOLYHEAD ROAD

Wolverhampton

Boundary is indicative only



CONTACT DETAILS

For further information or to arrange a viewing, please contact:

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TOWLER SHAW ROBERTS

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