



6 Lea Manor Gardens, Albrighton, Wolverhampton, WV7 3DD

BERRIMAN
EATON

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An immaculately presented and recently constructed family home providing well proportioned accommodation with glorious, open views to the rear over miles of rolling Shropshire and South Staffordshire countryside

LOCATION

Lea Manor Gardens, stands in a fine roadside position in a beautiful setting with stunning views to the rear over open fields and farmland. The nearby village of Albrighton is in a few minutes drive and provides a comprehensive range of local facilities including supermarkets, post office, cafes and restaurants, butchers, green grocers and a highly regarded doctors surgery.

The further amenities afforded by the former new town of Telford and Wolverhampton City Centre are within convenient reach. Communications are excellent with rail services running from Albrighton station with direct connections to Shrewsbury and Birmingham and the M54 being easily accessible via J3 at Tong. Furthermore, the area is well served by schooling in both sectors within Albrighton itself, Shifnal, Newport and Wolverhampton.

DESCRIPTION

Lea Manor Gardens is a modern development which was built in 2019 and which was created with much thought on the former site of the well-known Lea Manor hotel.

6 Lea Manor Gardens was built to an excellent standard with a coherent architectural layout and is a family home of much space, light and distinction and one that takes maximum advantage of the views to the rear.

The property is well appointed throughout with oak doors with contemporary door furniture, underfloor heating to the ground floor, triple glazed windows together with double glazed bifold doors opening onto the garden.

ACCOMMODATION

A composite front door opens into the HALL with Karndean flooring, two storage cupboards and a well appointed CLOAKS AND SHOWER ROOM with a fully tiled shower with waterfall head and separate hose, vanity unit with sink with cupboard beneath and WC, tiled floor, part tiled walls, integrated ceiling lighting and a chrome ladder towel rail radiator. The LOUNGE is a well proportioned reception room with a light corner aspect with windows to both the front and side, a contemporary fireplace with electric fire and integrated ceiling lighting. The focal point of the ground floor is the outstanding LIVING KITCHEN which is a superb everyday living space. There is a light through aspect with a window to the front and two pairs of bifold doors to the garden taking full advantage of the spectacular outlook. The kitchen has a full range of contemporary units with marble surfaces and a coordinating centre island with breakfast bar and a range of Bosch appliances including an induction hob with stainless steel extraction chimney above, an electric oven, a microwave, a fridge freezer and a dishwasher together with a fitted wine cooler pinpoint lighting to the plinths. There is ample space for dining together with a seating area with wiring for a wall mounted TV. The entire room has Karndean flooring and integrated ceiling lighting.

There is an adjoining LAUNDRY with coordinating units and surfaces to those in the kitchen with an undermounted stainless steel sink, an integrated Bosch washing machine, Karndean flooring, a front window, integrate ceiling lighting and a wall mounted Worcester Bosch gas fired central heating boiler.

An oak and glass staircase from the hall rises to the part galleried landing with a double glazed roof light, access to the roof space and integrated ceiling lighting. The PRINCIPAL BEDROOM SUITE has a good size double bedroom with double glazed roof lights to both the front and rear elevations, wiring for a wall mounted TV, fitted wardrobes and knee hole corner dressing table with chests of drawers, integrated ceiling lighting and a well appointed EN-SUITE SHOWER ROOM with a tiled corner full body shower, wall hung vanity unit with wash basin with drawers beneath and sensor mirror above, a WC, double glazed roof light, part tiled walls, tiled floor, integrated ceiling lighting and a chrome ladder towel rail radiator. BEDROOMS TWO, THREE AND FOUR are all good rooms in size with integrated ceiling lighting and double glazed roof lights together with fitted wardrobes to two of the rooms. The BATHROOM has a well appointed suite with a panelled bath with shower over with waterfall head and separate hose, vanity unit with wash basin with drawers beneath, WC, a double glazed roof light, tiled floor, part tiled walls, integrated ceiling lighting, back lit mirror above the sink and a chrome towel rail radiator.

OUTSIDE

The property benefits from TWO ALLOCATED PARKING SPACES adjacent to the property and there is ample provision for visitors parking. The REAR GARDEN is a particular feature of the property with a paved terrace to the rear of the house with a lawn beyond with stocked and maturing beds and borders and far reaching views. There is a timber storage shed set within the courtyard.

We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND D - Shropshire

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

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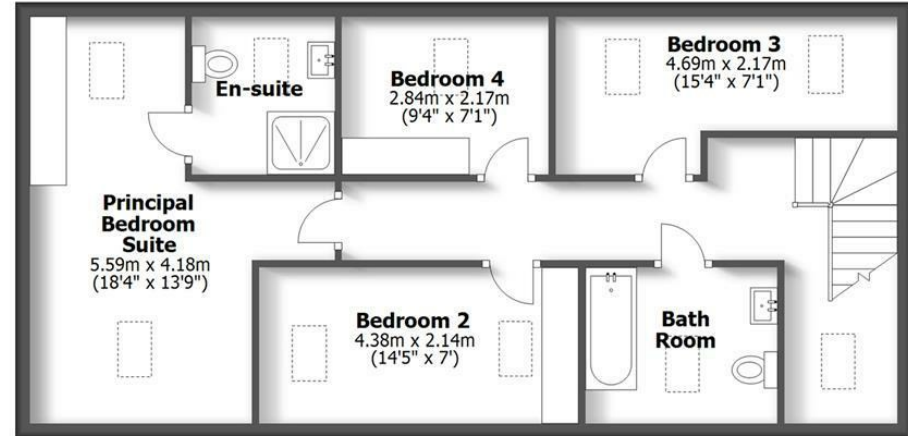
www.berrimaneaton.co.uk

Offers Around
£485,000

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.

6 LEA MANOR GARDENS ALBRIGHTON



First Floor



Ground Floor

TOTAL: 146.9sq.m. 1581sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE





