



1 Millfield Road, Albrighton, Wolverhampton, WV7 3JN

BERRIMAN  
EATON

# 1 Millfield Road, Albrighton, Wolverhampton, WV7 3JN

A beautifully situated modern residence forming part of a highly regarded development. The house benefits from a preferred "lake view" position and the ground floor has been remodelled to create a superb run of living areas

## LOCATION

1 Millfield Way is well situated within the development and benefits from a delightful, open aspect at the front over a lake which has a central water feature and an abundance of wildlife.

The development stands on the periphery of the village of Albrighton which provides a full complement of local facilities which are ideal for everyday needs. There is a thriving centre and it has always been considered to be one of the finest villages within the area in which to reside.

Communications are excellent with the nearby A41 corridor facilitating fast access to Wolverhampton and Newport, the M54 being within easy reach at Tong (J3) affording direct access to Shrewsbury, Birmingham and beyond and Albrighton Train Station providing direct services to both Shrewsbury and Birmingham. Furthermore, the area is well served by schooling in both sectors.

## DESCRIPTION

1 Millfield Way is a substantial and attractive family home with a gabled elevation and stone windowsills together with a Trafalgar style porch to the front door. Internally the property has been reconfigured to the ground floor with the conversion of the garage to provide further living rooms and a storeroom which makes the property ideal for contemporary lifestyle requirements.

The house has been well maintained over the years, is well presented throughout and benefits from fixtures and fittings of quality. Bonningale Homes, the developers, are renowned for the quality of their work and this house is a fine example of their craftsmanship. There are double glazed windows and gas fired central heating.

## ACCOMMODATION

The Trafalgar style PORCH has a composite front door opening into the HALL with a cloaks and storage cupboard, Nest control central heating and a well appointed CLOAKROOM with a white suite of WC and pedestal basin with tiled splash back, LVT flooring and a side window. The LOUNGE has a light corner aspect with a walk in square bay window to the front overlooking the lake and a further window to the side, a wood burning stove set within a recessed fireplace with slate hearth. There is a STUDY which is an ideal space for those wishing to work from home with a window to the front overlooking the lake. Double doors from the hall open into the fine LIVING KITCHEN which is the focal point of the ground floor. The kitchen area has a full range of contemporary cabinetry with quartz working surfaces and breakfast bar and a comprehensive range of fitted appliances including an induction hob with extraction chimney over, an electric oven, a microwave oven and grill, a fridge and freezer and a dishwasher together with integrated ceiling lighting and a window overlooking the garden. There is ample space for both seating and dining with bifold doors opening onto the rear garden with the room benefiting from LVT flooring throughout. Adjoining the kitchen is a LAUNDRY with coordinating wall and base mounted cupboards and surfaces to those in the kitchen, a wall mounted gas fired central heating boiler, LVT flooring, plumbing for a washing machine and a door to the side. A door from the living kitchen opens into a FAMILY ROOM with light through aspect with a window to the front overlooking the lake and a part glazed garden door, wiring for a wall mounted TV and a door opens into a SITTING ROOM / OFFICE with double glazed French doors to the garden.

A staircase from the hall rises to the part galleried first floor landing with access to the roof space, a solar tube and a cupboard housing the pressurised hot water cylinder. The PRINCIPAL SUITE has a large double bedroom with a window to the front overlooking the lake and an EN-SUITE SHOWER ROOM with a well appointed suite with a fully tiled shower, WC and vanity unit with wash basin with drawers beneath, part tiled walls, a window, integrated ceiling lighting and a chrome ladder towel rail radiator. The SECOND BEDROOM SUITE has a double bedroom with a window overlooking the rear garden and an EN-SUITE SHOWER ROOM with a well appointed suite with a fully tiled shower, WC and vanity unit with wash basin with drawers beneath, part tiled walls, integrated ceiling lighting and a chrome ladder towel rail radiator. BEDROOM THREE is a double room in size with a window to the front overlooking the lake and BEDROOM FOUR is also a good double room in size with a window overlooking the garden. The BATHROOM has a white suite with a panelled bath with mixer tap with shower attachment, WC and wall hung wash basin, part tiled walls, integrated ceiling lighting, a window and a chrome towel rail radiator.

## OUTSIDE

The house stands behind a wide frontage with a DRIVEWAY laid in tarmacadam to one side which has an electric car charging point and an elevating door into a STOREROOM.

There is gated side access to the lovely corner, part walled REAR GARDEN which has been professionally landscaped to create a lovely external living area. There is a large, paved patio to the rear of the property with a sleeper edged raised flower bed with a shaped lawn beyond with stocked beds and borders and a timber decked terrace.

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

COUNCIL TAX BAND E – Shropshire

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

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EPC: B

**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.



**1 MILLFIELD ROAD  
ALBRIGHTON**

HOUSE: 162.5sq.m. 1749sq.ft.  
 STORE ROOM: 7.9sq.m. 85sq.ft.  
**TOTAL: 170.4sq.m. 1834sq.ft.**

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



