



Holly Lodge, Church Lane, Boningale, Albrighton, WV7 3BY

BERRIMAN
EATON

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A beautifully situated country property standing in a lovely, rural setting and yet which is easily accessible and which benefits from stylish and superbly appointed single storey accommodation of much note

LOCATION

Holly Lodge stands in the small Shropshire hamlet of Boningale which lies approximately equidistant between Wolverhampton and Shifnal.

A full complement of local facilities is available within the nearby village of Albrighton which are ample for everyday needs and there is convenient travelling to the further, more extensive amenities afforded by Codsall, Wolverhampton and Shifnal.

Communications are excellent with Albrighton Train Station providing direct services to Shrewsbury, Birmingham and beyond and the M54 (J3) facilitating fast access to the entire motorway network.

DESCRIPTION

Holly Lodge is a charming single storey residence which provides spacious living accommodation of much calibre which has been significantly altered and improved upon over the years so that it now provides an exceptionally comfortable living environment.

The property has been well maintained and is well presented with tasteful décor throughout and an excellent level of appointment. There are modern kitchen and bathroom suites, double glazing and oil fired central heating.

Holly Lodge stands in a delightful plot of approximately 0.3 of an acre in total with pretty gardens which have been landscaped to create a superb setting for the residence.

ACCOMMODATION

Glazed double doors open into the PORCH with a cloaks and storage cupboard and a panelled door with inset fan light opening into the HALL which has a double glazed window to the side and a wide, open corbelled arch into the SITTING ROOM with a multi fuel burning cast iron stove set within a recess fireplace with tiled hearth and a wide opening through to the GARDEN ROOM which is a fine addition to the property with a vaulted ceiling, windows to the front and windows and French doors with a delightful aspect over the gardens and laminated flooring. There is a large DINING KITCHEN. The kitchen area has a comprehensive range of cream faced wall and base mounted units with quartz working surfaces, an under mounted stainless steel sink, a Neff five ring stainless steel gas hob with stainless steel extraction chimney above, an integrated Hotpoint double electric oven, an integrated Hotpoint microwave, an integrated Bosch fridge and freezer, an integrated Neff dishwasher, integrated recycling bin, integrated ceiling lighting and a rear window with a delightful aspect over adjoining paddocks. The dining area has a vaulted ceiling with two roof lights and a window to the front and a useful butlers pantry. A door from the kitchen opens into the laundry / boot room with plumbing for a washing machine, tiled floor, a utility cupboard, a Potterton oil fired central heating boiler, a door to the garden and a rear window.

A glazed door from the sitting room opens into an INNER HALL. The PRINCIPAL SUITE is one of much note with a double bedroom with fitted wardrobes and chests of drawers, a window to the front and a door into a DRESSING ROOM with fitted hanging rail and shelving, laminated flooring, a front window and a door into the well appointed EN-SUITE SHOWER ROOM with a fully tiled shower with waterfall head and separate pencil hose, WC with concealed flush and a vanity unit with wash basin with cupboards and drawers beneath, tiled walls, tiled floor, a down lit, recessed glazed display unit and an inset cupboard over the sink with mirrored doors, a window, integrated ceiling lighting and chrome towel rail radiator. BEDROOMS TWO AND THREE are both double rooms in size, there is a BATHROOM with a panelled jacuzzi style bath with mixer tap with shower attachment together with a fully tiled corner shower, vanity unit with inset wash basin, WC with concealed flush, cupboards and drawers, part tiled walls, a window, integrated ceiling lighting, a chrome towel rail radiator and a linen cupboard. There is a GUEST CLOAKROOM with a contemporary suite of WC with concealed flush and wall hung vanity unit with wash basin with cupboard beneath and wall mounted cupboard above with mirrored door and a window. The property also benefits from a large LOFT.

OUTSIDE

Holly Lodge stands in a lovely plot of approximately 0.3 of an acre in total, with views over fields to the front and paddocks to the rear. The property stands behind a dual entrance CARRIAGE DRIVEWAY laid in herringbone brick pattern pavements which provides ample off street parking for multiple vehicles. There is a brick and tiled DOUBLE GARAGE with twin remote controlled roller shutter doors, concrete floor, electric light and power, a courtesy door to the side and fitted shelving.

There is gated access on either side of the house to the delightful GARDENS with lawns wrapping around three sides of the property and well stocked and maintained beds and borders. There is a paved terrace providing a charming al fresco dining area, a timber arbour with seating, three raised kitchen beds, a garden shed and a greenhouse.

DIRECTIONS

Using the What3words app:
///goodnight.rivers.parting

We are informed by the Vendors that mains water and electricity are connected, the central heating is oil fired and drainage is to a septic tank.

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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Offers Around
£649,950

EPC: E

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.



HOLLY LODGE
CHURCH LANE, BONINGALE

BUNGALOW: 150.8sq.m. 1624sq.ft.
GARAGE: 31.7sq.m. 342sq.ft.
TOTAL: 182.5sq.m. 1966sq.ft.

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



