



Willow Lodge, 23 High Street, Albrighton, Wolverhampton, WV7 3JF

BERRIMAN  
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# Willow Lodge, 23 High Street, Albrighton, Wolverhampton, WV7 3JF

An outstanding, modern residence which was completed in 2022 in a hidden location just off the High Street in a sought-after Shropshire village, and which stands in a large plot of approximately 0.3 acres in total

## LOCATION

Willow Lodge occupies a surprisingly discreet position in a conservation area in the very centre of the village itself and yet being completely hidden from passersby. The property is approached over a very long, private gravelled and gated drive which leads off the High Street.

The full range of local facilities provided by the village centre itself are within easy walking distance and they are ideal for everyday requirements.

The area is well served by schooling in both sectors and communications are excellent with Albrighton Train Station providing direct services to Shrewsbury, Birmingham and beyond and the M54 (J3 Tong) facilitating fast access to the entire motorway infrastructure.

## DESCRIPTION

Willow Lodge was built for the current sellers own occupation and, as such, was constructed to an exacting specification. Great care and attention to detail was taken to the layout of the property and the level of appointment throughout is superb. The house is being sold with the remainder of the NHBC warranty being in place.

Willow Lodge is a fine, contemporary residence with elevations of architectural interest and the property benefits from lovely gardens.

As you would expect from a property of this nature the property is double glazed throughout, there is gas fired central heating with underfloor heating and porcelain tiling to the ground floor and luxurious kitchen and bathroom fittings throughout. There are also solar panels to supplement the electricity supply with a battery pack in the garage and there is also CCTV.

## ACCOMMODATION

A composite front door opens into the galleried and vaulted RECEPTION HALL which is a light and welcoming entrance to the property with a well appointed GUEST CLOAKROOM the RECEPTION ROOM is a fine principal living area with a light through aspect with a vaulted and glazed gable overlooking the front lawns and twin French doors to the rear, a feature chimney piece with recess for a wall mounted TV, inset electric log effect remote controlled fire and log store beneath and ample space for dual seating areas. The DINING KITCHEN is a magnificent room with a dual height vaulted ceiling with roof lights and a light through aspect with rear windows and French doors and windows to the front, ample space for informal dining, a comprehensive range of wall and base mounted cabinetry with granite working surfaces and coordinating centre island with inset wooden breakfast table, a range of Siemens appliances including a five ring gas hob with filtration unit above, two electric ovens, a larder fridge and a larder freezer together with a dishwasher, a corner carousel unit and a door to the LAUNDRY with coordinating cabinetry and surfaces to those in the kitchen, plumbing for a washing machine, space for a tumble dryer, a front window and a composite external door together with integrated ceiling lighting.

There is a STUDY which is an ideal room for those wishing to work from home with a rear window with fitted plantation shutters and the ground floor accommodation is completed by a large PRINCIPAL BEDROOM SUITE with a double bedroom with window to the front, DRESSING AREA with rear window with plantation shutter and an EN-SUITE BATHROOM with a contemporary suite with a panelled bath with shower over with a rainfall head and separate hose, WC with concealed flush and vanity unit with drawers beneath, tiled floor and walls, a window, integrated ceiling lighting and chrome towel rail radiator.

An oak staircase from the hall rises to the part galleried first floor landing with a roof light to the front and integrated ceiling lighting. BEDROOM TWO is a large double room in size with rooflights to two elevations and BEDROOM THREE is also a large double room in size with roof lights to both the front and rear. There is a SHOWER ROOM with a well appointed suite with a fully tiled shower and vanity unit with inset wash basin with cupboards beneath and WC with concealed flush, Karndean flooring, tiled walls, integrated ceiling lighting and chrome towel rail radiator.

## OUTSIDE

A gravel DRIVEWAY (which is shared at the very first point) leads through gates which open onto an expansive gravel driveway and parking forecourt for many vehicles. There is a DOUBLE GARAGE with a remote controlled door, concrete floor, electric light and power, wall mounted Worcester Bosch gas fired central heating boiler, cold water supply and a door to the rear garden.

The property has well maintained lawns with well stocked and matured beds and borders and there is a gravel terrace to the rear and a paved patio to the front. There is a side area of garden with a timber garden shed. The rear terrace has a covered porch leading from the reception room with electric supply and is an ideal BBQ 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.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows the four main providers cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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Offers Around  
£895,000

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.



**WILLOW LODGE**  
23 HIGH STREET, ALBRIGHTON

HOUSE: 181.7sq.m. 1956sq.ft.  
GARAGE: 31.9sq.m. 343sq.ft.  
**TOTAL: 213.6sq.m. 2299sq.ft.**

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



