



4 Beamish Lane, Codsall Wood, Albrighton, Wolverhampton, WV8 1RH

BERRIMAN
EATON

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A superb opportunity to purchase a semi-rural cottage sitting in a plot of just over 0.5 acres with beautiful Shropshire countryside views and easy access to the motorway network along with being close to several local shopping areas and good schooling. The cottage has been well looked after by the current owners but would now benefit from a scheme of modernisation.

LOCATION

4 Beamish Lane stands in an idyllic, semi-rural location amidst glorious open countryside near to the Shropshire and South Staffordshire borders. A comprehensive range of local facilities are available within a few minutes' drive in the nearby village of Albrighton with the further, more extensive amenities afforded by Wolverhampton City Centre and the former new town of Telford being within convenient travelling distance.

Communications are excellent with local rail services running from both Albrighton and Cosford stations with mainline connections at Wolverhampton and direct services to Birmingham. The M54 is within easy reach facilitating fast access to Birmingham and the entire industrial West Midlands.

Furthermore, the area is well served by schooling in both sectors within Wolverhampton, Newport, Shrewsbury and Stafford with the highly regarded Birchfield Preparatory School being within exceptionally easy reach.

DESCRIPTION

The cottage is a beautiful, detached property which would benefit from a scheme of modernisation. There are three double bedrooms and a large bathroom to the first floor and an L-shaped reception room, garden room and kitchen to the ground floor along with a laundry and a lean to / boot room.

The property has oil fired central heating, wooden windows, a garage and workshop and a 4 tier garden which offers the opportunity to create areas of kitchen garden and play areas.

ACCOMMODATION

An open tile hung PORCH with a glazed door and window opening into the hall with an understairs cupboard. An L-shaped reception room provides ample space for both dining and seating with the DINING ROOM having a window overlooking neighbouring fields and a serving hatch to the kitchen. The LOUNGE has a beamed ceiling with double glazed windows to three elevations, an open grate fire set in a brick surround and glazed double doors open into the GARDEN ROOM with windows and doors to the garden and a further window with views over adjoining fields. The KITCHEN has a range of wall and base units with roll top working surfaces with a breakfast bar, a sink and drainer, a four ring gas hob with filtration unit above, double integrated oven, windows to two elevations and a door to the LAUNDRY with space for an under counter fridge. There is a GUEST CLOAKROOM with WC and pedestal wash basin. There is a LEAN TO / BOOT ROOM with doors to the front, side and rear and a floor mounted oil fired boiler.

Stairs from the hall rise to the first floor landing with access to the loft and a large walk in linen cupboard with slatted shelving and hanging rails. There are THREE DOUBLE BEDROOMS all with views over neighbouring fields and farmland and a large BATHROOM with a panelled bath, WC, pedestal wash basin, shower cubicle and an interconnecting door to the linen cupboard with hot water cylinder.

OUTSIDE

4 Beamish Lane sits in a plot of just over 0.5 acres with a pretty front garden which is screened from the road with a pathway leading to the front door. There is parking to the front along with a GARAGE AND WORKSHOP with a courtesy door to the rear and a five bar gate opens onto another parking space.

There is a stunning REAR GARDEN set over four tiers with a landscaped area of garden by the house with a paved patio, sweeping lawn, screening hedges, flowering beds and borders, a brick built store, a selection of sheds and a greenhouse. There are three further areas of garden beyond providing ample scope for areas of kitchen garden and play areas.

We are informed by the Vendors that all mains water and drainage are connected, the heating is oil fired and drainage is to a private 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.

Broadband – Ofcom checker shows Standard broadband is available

Mobile – Ofcom checker shows the four main providers are likely to cover the area outside with limited coverage inside

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
£495,000

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.



4 Beamish Lane Albrighton

HOUSE: 131.3sq.m. 1413sq.ft.
GARAGE: 52.1sq.m. 551sq.ft.
TOTAL: 183.4sq.m. 1964sq.ft.

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



