



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

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# 1 Lea Manor Gardens, Albrighton, Wolverhampton, WV7 3DD

A recently built barn style property with well proportioned, contemporary accommodation and stunning views across open farmland towards the Clee Hills with a beautifully planted garden

## 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 or a short walk 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. 1 Lea Manor Gardens was bought off plan and they specified their own fixtures and fittings.

The property is well appointed throughout with oak doors with contemporary door furniture, underfloor heating, triple glazed windows together with double glazed bifold doors opening onto the beautiful garden with views over adjoining countryside and a burglar alarm.

## ACCOMMODATION

A composite glazed door opens into the HALL with Karndean flooring, integrated ceiling lighting, a pantry with shelving and a useful cloaks and storage cupboard. The LOUNGE has a triple aspect with windows to two elevations, Karndean flooring and bifold doors leading to the rear garden. There is a beautiful, light contemporary DINING KITCHEN with bifold doors to the rear terrace with countryside views. There is a range of wall and base units with Quartz marble effect working surfaces, an undermounted sink and drainer with filtration tap with a window over with plantation shutters, there are a range of integrated Bosch appliances including a dishwasher, washer dryer, electric oven, microwave, a five ring gas hob with filtration unit above and a fridge freezer, there is plinth lighting, Karndean flooring and ample space for dining, wiring for a wall mounted TV and integrated ceiling lighting.

BEDROOM ONE is a good size double room with a window to the side with plantation shutters, there is a range of fitted furniture including wardrobes, bedside tables and cupboards over the bedhead recess. BEDROOM TWO is also double in size with a window to the side with plantation shutters, there is a range of fitted furniture including wardrobes, one with a full length mirror and drawers. The BATHROOM has a panelled bath with waterfall head shower and separate hose, vanity unit with wash basin and cupboards beneath, WC, heated ladder towel rail, tiled floor and walls, a backlit mirror and integrated ceiling lighting.

## OUTSIDE

1 Lea Manor Gardens is approached over a gravelled driveway and sits behind a gravelled forecourt providing private OFF STREET PARKING for at least four cars.

The GARDEN wraps around the side and rear of the property with external lighting, a patio to the side and one to the rear with pergola with retracting cover, the gardens are beautifully planted with a shaped lawn, mature shrubs and flowering borders, a small orchard, shed and a pond. The whole garden enjoys far reaching views towards the Clee Hills and there is a gate to the forecourt. To the side of the property there is an area for a bin store and storage boxes. There is an area to the rear of the garden which is accessed from the front and has room to create a composting or storage area should buyers so wish.

We are informed by the Vendors that all mains water and electric are connected, the heating is LPG gas fired and the drainage is to a bio disc treatment plant  
COUNCIL TAX BAND C – Shropshire  
POSSESSION Vacant possession will be given on completion.  
VIEWING - Please contact the Tettenhall Office.  
The property is FREEHOLD.  
Broadband – Ofcom checker shows Standard and Superfast are available  
Mobile – Ofcom checker shows there is limited coverage indoors with all four main providers having likely coverage outdoors.  
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.  
The long term flood defences website shows very low

## ESTATE CHARGE

There is an annual estate charge of £660 for the upkeep of the communal areas. This is paid in monthly instalments at £55 pcm.

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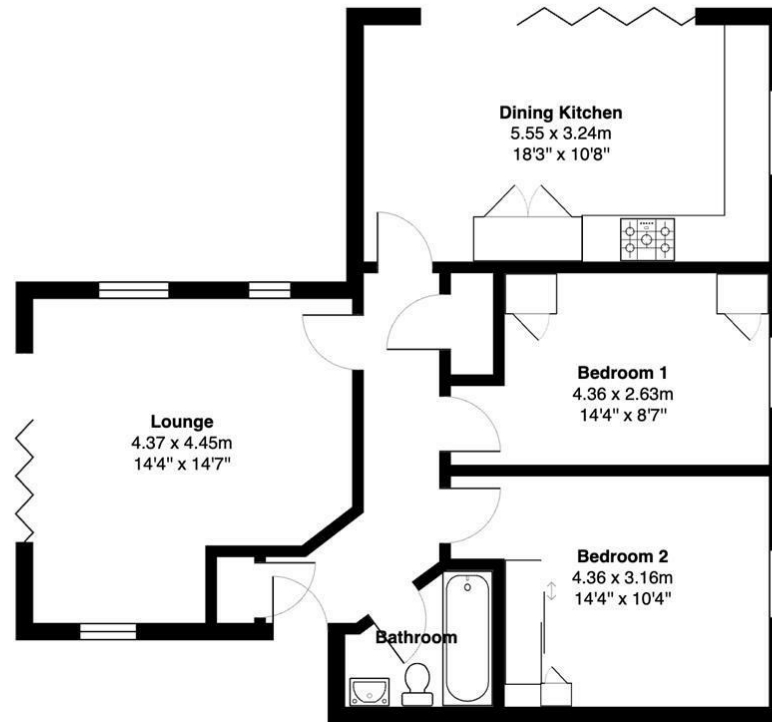
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**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs 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.



Total Area: 72.4 m<sup>2</sup> ... 779 ft<sup>2</sup>

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -  
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS  
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

