



TO LET

£1,500 Per calendar month

The Croft, Kingswood Road, Albrighton,
Wolverhampton, WV7 3JH

AVAILABLE

An immaculately presented prestigious family home in the grounds of Albrighton Hall with lawned gardens and a fantastic rural, yet convenient setting.





- Sitting Room
- Kitchen/Breakfast Room
- Dining Room
- 4 Bedrooms
- Extensive Gardens
- Large Driveway

LOCATION

From Shrewsbury take the A5 east towards Telford. Continue onto the M54 for 10.6 miles. Leave the M54 at Junction 3. Take the A41 exit to Wolverhampton (west). Take the 3rd exit off the roundabout onto the A41 (Newport Road). After 2.7 miles turn right onto Beamish Lane. At the T junction at the end of Beamish Lane, turn right onto Kingswood Road. Continue past The Cedars Care Home on the left for approximately 200 yds and take the first drive on the left, just before the high brick walls.

SITUATION

The Croft sits in a secluded and private setting just outside the popular village of Albrighton, with a large garden to the rear that has attractive views over farmland. Albrighton has the benefit of a good range of facilities, including several pubs, shops

and a medical practice. The house is close to the M54 and the A41 and is within easy reach of Telford and Wolverhampton.

DESCRIPTION

The Croft is a well-presented, private and spacious detached house that sits within attractive, private and generously proportioned grounds.

ACCOMMODATION

PORCH

4'6" x 4'6" (1.38 x 1.36)

With uPVC front door and herringbone tile floor. Glazed door leading to:

ENTRANCE HALL

7'10" x 17'8" (2.40 x 5.39)

With staircase, under-stair cupboard, radiator and doors to:

SITTING ROOM

12'11" x 19'10" (3.94 x 6.04)

With open fireplace in ornate stone surround, TV aerial point and bay window giving attractive views over lawned gardens.



2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



W.C.

8'0" x 2'11" (2.43 x 0.89)

With tiled floor and part-tiled walls, WC and wash hand-basin.

DINING ROOM

13'0" x 16'0" (3.97 x 4.87)

With radiator and TV aerial point. French doors leading to:

SUN ROOM

13'4" x 7'7" (4.06 x 2.32)

With herringbone tile floor, radiator and French doors leading outside.

KITCHEN

24'8" x 15'4" (7.52 x 4.68)

With built-in units and granite effect laminate worksurfaces, including built-in fridge-freezer, electric oven and gas hob with overhead extractor fan. Two radiators and plumbing for a washing machine and a dishwasher. Door to pantry containing central heating boiler. French doors leading outside. Door leading to:

BOOT ROOM

16'1" x 4'2" (4.91 x 1.26)

With concrete floor, vent for tumble dryer and door leading outside.

FIRST FLOOR LANDING

7'10" x 17'4" (2.40 x 5.29)

With radiator, window overlooking the gardens and doors leading to:

MASTER BEDROOM

15'8" x 15'4" (4.77 x 4.68)

With windows to the front and side giving a dual aspect, carpet and radiator. Door leading to:

EN-SUITE BATHROOM

6'9" x 9'9" (2.05 x 2.96)

With tile floors and walls, bath, separate shower, WC, wash basin and towel rail.

BEDROOM ONE

10'11" x 17'0" (3.33 x 5.19)

With carpet, radiator and full-length built-in wardrobes.

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BEDROOM TWO

13'1" x 13'4" (3.99 x 4.07)

With windows to the front and side giving a dual aspect and radiator.

BEDROOM THREE

13'0" x 10'0" (3.97 x 3.06)

With carpet and radiator.

BATHROOM

7'10" x 7'7" (2.40 x 2.32)

With laminate floor, bath and shower, WC, wash basin and towel rail.

W.C.

2'11" x 5'5" (0.89 x 1.66)

With laminate floor, WC and radiator.

OUTSIDE

The property is approached via a long tarmac drive leading through an avenue of trees and benefits from a large gravel driveway providing parking for several cars and a double garage and store.

THE GARDENS

There are extensive well maintained gardens to the rear of the property, a

small vegetable patch, greenhouse and patio area for alfresco dining.

TERMS OF LEASE

Rent: £1,500 (inclusive of water)

Deposit: £2,250

Minimum 6 month tenancy, first month's rent payable in advance.

NO PETS

NO SMOKERS

NO DSS

Available from beginning of June.

REFERENCING AND LEGAL FEES

An application fee of £160.00 will be required to cover the cost of references and the production of an assured shorthold tenancy agreement. This fee is non refundable in the event the tenant is not approved for the property or decides not to take up the tenancy.

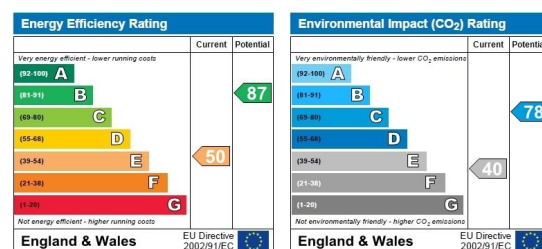
VIEWING

Strictly through the Agents: Halls, 2 Barker Street, Shrewsbury, SY1 1QJ, telephone 01743 236444.

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Energy Performance Ratings



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Shrewsbury office:

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