The Blue House, Albrighton, Wolverhampton, WV7 3AA

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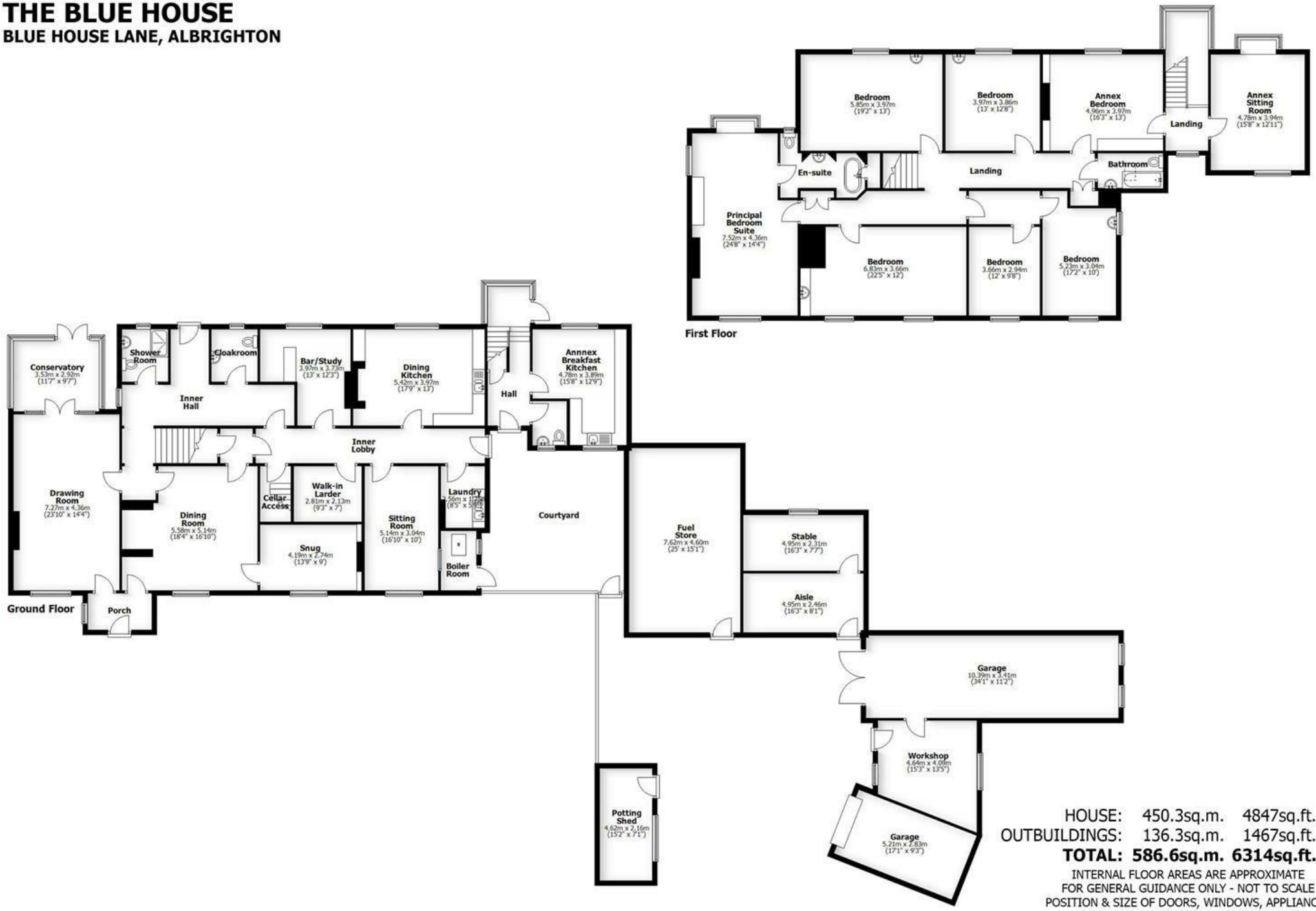
An especially attractive, detached country residence with gothic influenced architecture,
an adjoining annex and a range of outbuildings, all standing within grounds of almost 2 acres in total.
The property requires a comprehensive scheme of refurbishment affording buyers the opportunity to make the house “their own”.

THE BLUE HOUSE
BLUE HOUSE LANE, ALBRIGHTON



HOUSE:	450.3sq.m.	4847sq.ft.
OUTBUILDINGS:	136.3sq.m.	1467sq.ft.
TOTAL:	**586.6sq.m.**	**6314sq.ft.**

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

LOCATION
The Blue House stands alongside the A41 on the fringes of both Albrighton and Cosford and therefore benefits from the extensive amenities afforded by both.

Communications are excellent with the M54 (J3) being within a few minutes drive and both Cosford and Albrighton stations provide direct rail services to Birmingham, Shrewsbury and beyond.

DESCRIPTION
The Blue House is a substantial, period residence with architectural interest of much note with gothic influence and beautifully proportioned and spacious living accommodation over both ground and first floors.

There is the benefit of a more recent annex which provides accommodation over both ground and first floors, with the shared use of the first floor house bathroom, and an adjoining courtyard with a range of outbuildings which could be utilised for a variety of different purposes.

The entire property now requires a comprehensive scheme of refurbishment enabling buyers to finish the property to their own tastes and preferences.

ACCOMMODATION
A front door opens into a small HALL with Minton floor tiling and exposed beams. The DRAWING ROOM has a light, through aspect with an Adams style fireplace with marble hearth and slips, wiring for wall lights and windows and doors to the CONSERVATORY with tiled floor and doors to the garden. The DINING ROOM is a well proportioned room with a deep inglenook style fireplace, beamed and raftered ceiling, wiring for wall lights, a door to an INNER LOBBY with quarry tiled floor and a store cupboard and a further door from the dining room opens into the SNUG with a decorative fireplace with blue painted, tiled slips and display cabinetry to either side. There is an INNER HALL with Minton floor tiling, a door to the garden, a SHOWER ROOM and a GUEST CLOAKROOM. A SECONDARY INNER HALL with quarry tiled floor has a door to the CELLAR, a walk in larder with quarry tiled floor and cold settle together with wall shelving, a secondary entrance door and a LAUNDRY with stainless steel sink, cupboards, shelving and quarry tiled floor. There is a SITTING ROOM with a beamed and raftered ceiling and a DINING KITCHEN with base mounted units, a four oven Aga, stainless steel sink and window overlooking the rear garden. There is also a BAR / STUDY with a fitted bar unit, brick fireplace and display shelving with drawers beneath.

The first floor landing has a roof light and storage cupboards. The PRINCIPAL SUITE has a large double bedroom with a light through aspect, built in wardrobes and an EN-SUITE BATHROOM. There are FIVE FURTHER BEDROOMS and a HOUSE BATHROOM.

THE ANNEX
The annex has front door from the courtyard which opens into a HALL with cloaks and storage cupboard, a CLOAKROOM and a BREAKFAST KITCHEN with wall and base mounted units, a light through aspect, stainless steel sink, plumbing for a washing machine and space for an electric cooker.

Stairs rise to the first floor with a SITTING ROOM with a light through aspect, decorative fireplace and wiring for wall lights together with a BEDROOM with fitted wardrobes with cupboards above and a window overlooking the gardens. A door from the bedroom opens onto the landing of the main house providing shared access to the house bathroom.

OUTSIDE
The house is approached over a driveway serving just two properties with a five bar wooden gate opening onto an extensive DRIVEWAY providing ample parking for multiple vehicles, there are shaped front lawns with stocked beds and borders together with a small PADDOCK to the front. To the side is a COURTYARD with its own driveway leading off the shared drive providing further parking with a range of OUTBUILDINGS, which are all in need of some repair, including a potting house, garden store, a TANDEM DOUBLE GARAGE with WORKSHOP to the side, STABLING AND FUEL STORE. The rear grounds are a particular delight with an extensive area of lawn, a green and matured tree studded backdrop and planted beds and borders. There is a total plot size of approximately 1.9 acres

DIRECTIONS
Using the What3words app: ///plenty.rocks.takeovers

We are informed by the Vendors that mains water and electricity are connected, the heating is oil fired and drainage is to a private septic tank.
COUNCIL TAX BAND G – 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 data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: https://www.ofcom.org.uk/mobile-coverage-checker
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 risk.

Offers Around £795,000 EPC: F

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.

abc

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