



The Sutch, Weston Cross Roads, Weston-Under-Lizard, Shifnal, TF11 8JH

BERRIMAN
EATON





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A beautifully presented, contemporary property standing in a large plot of just under two thirds of an acre in total, with ample parking for several vehicles, spacious accommodation throughout and the added benefit of a one bedroom annexe.

THE SYTCH
WESTON-UNDER-LIZARD



HOUSE: 279sq.m. 3003sq.ft.

ANNEX: 66.4sq.m. 714sq.ft.

TOTAL: 345.4sq.m. 3717sq.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 property stands in a glorious, rural location which is within easy reach of the A5 for ease of communications. A full range of local facilities and amenities are available within the market town of Newport and the centre of Albrighton Village which also benefits from rail services with direct connections to Birmingham.

The M54 is within a few minutes' drive (Junction 3 Tong) which facilitates fast access to the entire motorway network, Birmingham and beyond.

The area is particularly well served by schooling in both sectors with all the Wolverhampton, Newport, Stafford and Shrewsbury schools being within easy reach.

DESCRIPTION

The Sutch is a superb, detached residence having been extended and much improved by the current owners providing rooms of generous proportions throughout in a delightful countryside location. The internal accommodation comprises three reception rooms, an outstanding dining kitchen and laundry to the ground floor together with three double bedrooms and well-appointed bath and shower room suites to the first floor. The annexe offers a further living room, a utility room, double bedroom and bathroom.

The property stands in an excellent plot behind a gated driveway, and there are well maintained gardens to the rear with lovely views of the countryside.

ACCOMMODATION

A glazed door opens into the PORCH with a double glazed window and a further glazed door into the large RECEPTION HALL with parquet flooring throughout, built in storage cupboard, understairs storage units, inset shelving with fitted seating area below, GUEST CLOAKROOM with WC, wash hand basin and a door to the SITTING ROOM having built in storage cupboards and double glazed windows to the front elevation. The LOUNGE is a superb size with feature fireplace with inset log burner, coved ceiling, double glazed windows to the rear and side and glazed double doors to the beautiful DINING KITCHEN comprising a comprehensive range of wall and base mounted shaker style units, marble working surfaces, integrated oven with induction hob and extractor above, twin Belfast sinks, wiring for mounted wall lights, four double glazed roof lights, windows and French doors to the rear. The DINING ROOM has a large internal window to the reception hall, a feature wall with shelving and cupboards beneath, double glazed windows to two elevations and a further door to the LAUNDRY with coordinating units to the those of the kitchen, Belfast sink, space for a washing machine, tumble dryer, oil fired Worcester boiler and inset ceiling down lights. The INNER LOBBY has a double glazed roof light and a door to the rear.

Stairs with wooden balustrade rise to the FIRST FLOOR LANDING with coved ceiling, windows to the front elevation, built in storage cupboard and eaves storage. The PRINCIPAL BEDROOM comprises a double room, air conditioning unit, double glazed windows to two elevations, a step up to the DRESSING ROOM with a range of fitted wardrobes to either side and a well appointment ENSUITE with tiled walls and flooring, free standing bath, shower cubicle with rainfall shower, twin wash hand basins with vanity cupboards beneath, WC, chrome towel rail and a double glazed window to the rear. BEDROOMS TWO and THREE are double rooms with double glazed windows providing stunning views to the side elevation. The SHOWER ROOM has a contemporary suite with tiled walls and flooring, shower cubicle with rainfall shower, wash hand basin with vanity draws below, WC and a double glazed window to the side.

ANNEXE

A composite door opens into the ENTRANCE HALL with access to loft space and a door to the UTILITY ROOM comprising a range of wall and base cupboards sink and drainer, double glazed window and a further door to the LOUNGE being a good size with feature fireplace, double glazed window and French doors to the rear and a built in storage cupboard. The BEDROOM is a double room in size with air conditioning unit, a range of fitted wardrobes, TV point and a double glazed window to the front. The BATHROOM is well appointed with a panelled bath, wash hand basin with vanity cupboards below, WC, inset ceiling down lights, chrome towel rail and a double glazed window to the side.

OUTSIDE

The property sits well back from the road behind electric gates with gravelled and block paved driveway affording parking for several vehicles. Access on both sides leads to the charming rear garden with hedged borders, well stocked beds and an additional lawn area to the side.

We are informed by the Vendors that heating for the property is oil fired and LPG for the annexe and mains electricity and drainage are connected.

COUNCIL TAX BAND G – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING, please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard is available

Mobile – Ofcom checker shows two of the four main providers have likely coverage indoor with all four having likely coverage outdoor.

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

Offers Around £795,000

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.





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