



9, The Old Rectory Rectory Drive, Weston-Under-Lizard, Shifnal, TF11 8QG

BERRIMAN
EATON

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A fine second floor apartment with beautifully presented accommodation standing in a fabulous, country house conversion in a sought after and convenient location with far reaching countryside views.

LOCATION

The property stands in a fine position in a highly regarded and much sought after modern development which is located just off the A5 in the small hamlet of Weston-under-Lizard. 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.

DESCRIPTION

9 The Old Rectory is a well-proportioned apartment providing elegant accommodation. It has been well maintained by the current owner and provides stylish interiors throughout. There is a large reception room, kitchen, two double bedrooms and two bath/shower rooms.

The property also benefits from a parking space, a garage, communal grounds and there is additional visitor parking.

ACCOMMODATION

A door opens into the HALL with a built in airing cupboard providing storage space. The LOUNGE is a good size with a dado rail, wiring for wall lights and sash windows to the front and side elevation. The KITCHEN is well appointed comprising wall and base units, an integrated oven and hob, fridge and freezer, sink and drainer, space for washing machine and a double glazed side window.

BEDROOM ONE is a double room in size with fitted wardrobes, a double glazed window to the rear and an ENSUITE SHOWER ROOM with a walk in shower cubicle, wash basin, WC and a double glazed window. BEDROOM TWO is also a double room with a double glazed window. The BATHROOM has a panelled bath with a shower over, wash basin and a WC.

OUTSIDE

The Old Rectory stands in communal gardens with lawns and well stocked beds and borders.

The apartment itself has a GARAGE, one allocated parking space and there is additional visitor parking available.

LEASE DETAILS

We are advised by the sellers that the lease was extended in May 2023 to provide 999 years from 3rd July 1990. There is a Service Charge of £2,532 per annum and an administration charge of £100 twice yearly which is paid into the sinking fund.

We are informed by the Vendors that mains electricity, water and drainage are connected and heating is via electric storage heaters

COUNCIL TAX BAND D – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is LEASEHOLD.

Broadband – Ofcom checker shows Standard and Superfast are 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.

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bridgnorth@berrimaneaton.co.uk

Lettings Office

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Wombourne Office

01902 326366

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Offers Around
£204,950

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.



9 THE OLD RECTORY

RECTORY DRIVE, WESTON-UNDER-LIZARD



APARTMENT: 69.3sq.m. 746sq.ft.
 GARAGE: 13.6sq.m. 147sq.ft.
TOTAL: 82.9sq.m. 893sq.ft.

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

