



11 Leaton Hall Church Lane, Bobbington, Stourbridge, DY7 5DE

BERRIMAN
EATON

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Leaton Hall is a Grade II Listed Building and was formally the home of William Moseley who was lord of the manor during the 19th century, and is noted for its special architecture and historic interest. The apartment is located on the top floor and comprises a large double bedroom, living room, fitted kitchen and bathroom. PLEASE BE AWARE NO DOGS ALLOWED. PLEASE BE AWARE THERE IS NO LIFT.

WOMBOURNE OFFICE
EPC: D

LOCATION

Bobbington is a small semi rural village South West of Wolverhampton city centre, between Wombourne and Kinver. The village itself has a local pub/hotel, restaurant and primary school with access to plenty of countryside walks. Nearby are a selection of golf courses, Halfpenny Green Airport and the popular Halfpenny Green Vineyard hosting a craft centre, local events, fishing pool, tea room, shop & a delicatessen.

DESCRIPTION

Leaton Hall is a Grade II Listed Building and was formally the home of William Moseley who was lord of the manor during the 19th century, and is noted for its special architecture and historic interest. The property is one of twelve conversions which enjoy a gym, billiard room, locker room. It is situated amidst stunning communal gardens that include a pond and ample parking with secured electronically operated gated access. The apartment is located on the top floor and comprises a large double bedroom, living room, fitted kitchen and bathroom.

ACCOMMODATION

The ENTRANCE HALLWAY is accessed from the foyer through a wooden fire door and has a radiator and spotlights. The PRINCIPAL BEDROOM has a range of fitted bedroom furniture including wardrobes, overhead storage, dressing table and drawer unit. There is a radiator, loft access and a double glazed sash windows to the side elevation. The BATHROOM is fitted with a contemporary white suite comprising P-shaped panelled bath with shower over and glazed side screen, vanity wash hand basin and low level W.C. There is a chrome heated ladder towel rail, extractor, tiling to the walls and spotlights. The KITCHEN is fitted with a range of wall and base units with under cupboard lighting and led lighting in the kick boards and complementary work surface over. There is an inset single drainer sink unit with mixer tap, integrated oven with 4 ring ceramic hob and fitted extractor over. Integrated dishwasher, fridge, freezer and washing machine. Tiled splashbacks, tiled floor, spotlights and a double glazed sash window overlooking the lake. The LIVING ROOM has a radiator and double glazed sash windows to the front and side elevations.

OUTSIDE

There are two allocated spaces for parking, as well as provision for visitors parking. The grounds extend to some two acres including a variety of mature trees, extensive lawn and a pond. The apartment has free access to the communal billiards room and Gym for the residents and guests. Each apartment has a private secure locker for storage facilities.

TENURE

We are advised by our client that the apartments are a private leasehold (999 years from 2001) with each resident having a 12th share of the freehold and a monthly service charge applies. Verification should be obtained from your Solicitors.

SERVICES

We are advised by our client that mains electricity and water are connected. Gas is supplied from communal Propane gas tanks and is metered separately. Sewers are connected to a shared sewage treatment plant. Verification should be obtained from your surveyor.

COUNCIL TAX

BAND C – South Staffordshire DC

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Wombourne Office

01902 326366

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Offers In The Region Of
£160,000

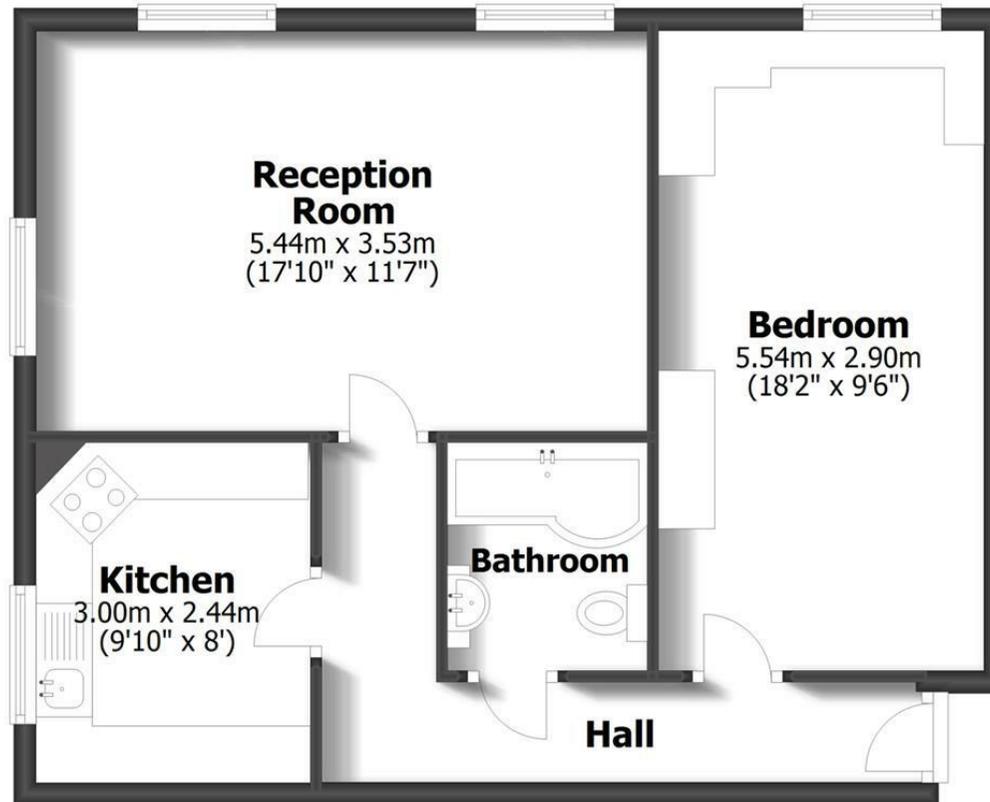
EPC: D

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.



11 LEATON HALL
CHURCH LANE, BOBBINGTON

TOTAL: 54.9sq.m. 591sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Second Floor

