



Awbridge Cottage Union Lane, Trysull, Wolverhampton, WV5 7JD

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## LOCATION

Awbridge Cottage, which sits adjacent to Awbridge Lock, is situated in Union Lane with access from Trysull and Wombourne. There are easily accessible, beautiful walks, along the Canal and popular Railway Walk. There are facilities in neighbouring Wombourne which has an array of shops and restaurants within the Village, as well as the Sainsburys and Lidl Supermarkets. The local Primary Schools are All Saints in Trysull and a choice of Westfield, St Benedicts, Blakeley Heath and St Bernadette's Primary Schools as well as Wombourne High. The property location offers excellent course fishing and opportunities for narrowboat mooring.

## DESCRIPTION

Awbridge Lock (Bridge 49) is part of the Staffordshire & Worcestershire Canal system. The Cottage has been improved and extended upon to provide a generously proportioned detached family home situated on a generous plot with a large driveway, detached double garage and a beautiful rear garden. The internal accommodation briefly comprises porch, entrance hall, study, cloakroom, sitting room, dining room, large kitchen with dining area, large playroom/second lounge conservatory and utility to the ground floor. To the first floor there are four double bedrooms, bathroom and separate shower room to the first floor. The property benefits from oil fired central heating, double glazing and no upward chain.

## ACCOMMODATION

The PORCH has double glazed windows, wooden door and tiled floor. A further glazed wooden door gives access into a large ENTRANCE HALL which has a staircase with wooden balustrades rising to the first floor landing, double glazed window to the front elevation and radiator. The OFFICE has a double glazed window to the rear elevation, radiator and storage cupboard which houses the wall mounted central heating boiler. The CLOAKROOM has a low level WC, pedestal wash hand basin and a storage cupboard. The SITTING ROOM has double glazed windows to the front and rear elevations and radiator. The DINING ROOM has a double glazed window to the front elevation, open fireplace with a vintage surround, wooden flooring, radiator, wiring for wall lights and double doors into the LOUNGE. This has double glazed windows to the front and side elevations, cast iron feature fireplace, two radiators and wiring for wall lights. The KITCHEN/DINING AREA benefits from an array of wall and base units with complementary granite work surfaces, single drainer sink unit and mixer tap, space for a Range style cooker with extractor. Integrated appliances including dishwasher and fridge. There are two double glazed windows to the rear elevation, tiled floor, spotlights and wooden French doors into the Conservatory. This is brick and wood construction with a glass pitched roof, double glazed windows, radiator and a further set of French doors to the garden. From the kitchen there is a door to the UTILITY which has a fitted worksurface with base cupboards, an inset one and a half sink and drainer with mixer tap, plumbing and space for a washing machine, space for fridge freezer, double glazed window to the side elevation, tiled floor and a wooden door to the rear garden.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed window to the rear elevation, airing cupboard housing the hot water cylinder. The BATHROOM comprises a claw foot roll edge bath, shower cubicle, vanity wash hand basin with mixer tap, low level WC, heated ladder towel rail and a double glazed opaque window to the rear elevation. There are FOUR DOUBLE BEDROOMS with double glazed windows and radiators, two of which have fitted wardrobes. The SHOWER ROOM has a walk in cubicle with electric shower over, vanity wash hand basin and mixer tap, low level WC, radiator and a double glazed window to the rear elevation.

## OUTSIDE

The property has a walled boundary with gated access onto a large block paved DRIVEWAY which can park multiple vehicles with ease and which also gives access to a DETACHED DOUBLE GARAGE with 2 elevating doors and a staircase which rises to a HOME OFFICE with a double glazed skylight to the rear elevation. There is side gated access to the REAR GARDEN which occupies a generous size with a high degree of privacy, manicured lawns, established borders with a walled and fenced boundary. There is a large paved patio area, a side door into the garage, a raised pond and a Well. Both the septic tank and oil tank are situated within the garden.

We are informed by the Vendors that mains water and electric are connected.

COUNCIL TAX BAND F – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the WOMBOURNE Office.

The property is FREEHOLD

Broadband – Ofcom checker shows Standard / 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>

The long term flood defences website shows very low risk

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### Wombourne Office

01902 326366

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers In The Region Of  
£825,000

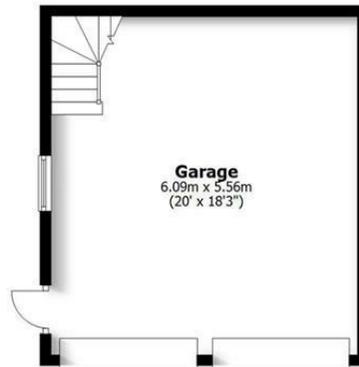
EPC:

**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.

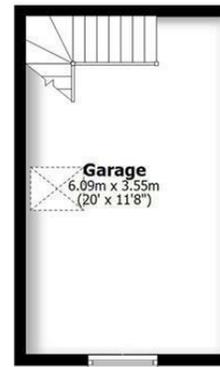


# Awbridge Cottage

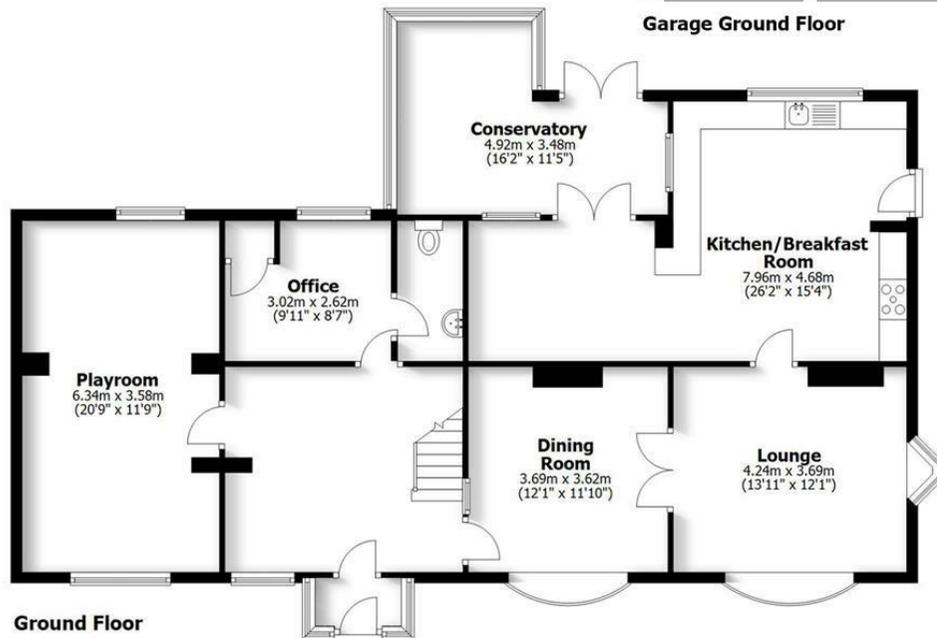
Trysull



Garage Ground Floor

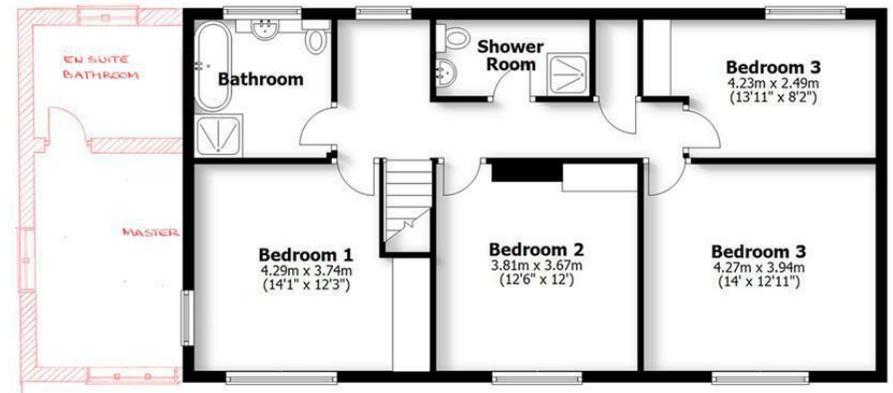


Garage First Floor



Ground Floor

Proposed Bedroom 1 extension with En-suite



First Floor

HOUSE: 207.0sq.m. 2228sq.ft.  
 GARAGE: 55.5sq.m. 597sq.ft.  
**TOTAL: 262.5sq.m. 2825sq.ft.**

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

