



Wayside, Albrighton, Staffordshire, **WV7**

Wayside, Albrighton, Staffordshire, WV7 3AS

Wayside is within easy reach of Albrighton, with its comprehensive range of local shopping and leisure facilities. There is easy access to Codsall, Tettenhall, Wolverhampton and Telford. The area is particularly well served by notable primary and secondary schools in both the state and private sectors.

Communications are excellent with the A41 providing fast access to Wolverhampton, the M54 being readily accessible, affording access to the national motorway network. National rail services run from Albrighton Station with, direct connections to Birmingham.

Directions (WV7 3AS)

From Albrighton, head southeast on the A41 (Newport Road). After approximately 1 mile, take the right-hand turn at the crossroads onto County Lane, turning immediately right again onto Kingswood Road. Wayside is accessed off Kingswood Road immediately on your left-hand side. W3W: fund.tape.indeed

Distances

Albrighton - 2 miles, Shifnal - 7 miles, Wolverhampton - 7 miles,
Telford - 12 miles, Birmingham - 28 miles (distances are approximate)



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Wayside

Wayside is an incredible country property which was carefully redesigned by the current owners under the watchful eye of the notable architect Marco da Cruz of Sjolander da Cruz in Birmingham. The property offers a fantastic range of accommodation filled with natural light, with each room benefitting from delightful views.

A large vaulted hallway with impressive open tread staircase gives a wonderful, centred feel to the house, connecting all of the primary ground floor rooms.

The Drawing room, found within the western end of the property, is an elegant, large space with an abundance of glazing giving a seamless connection between inside and out. This room features a log burning stove designed and created by Brisach, giving an excellent focal point. This room connects both into the central hallway but also the adjacent sitting room which leads into the kitchen breakfast room.

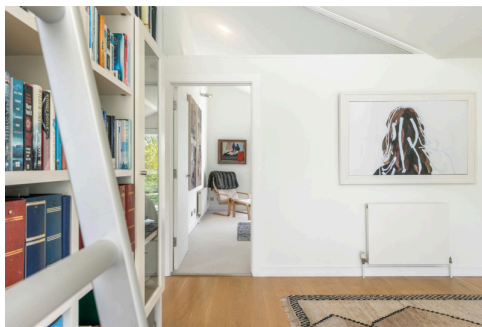
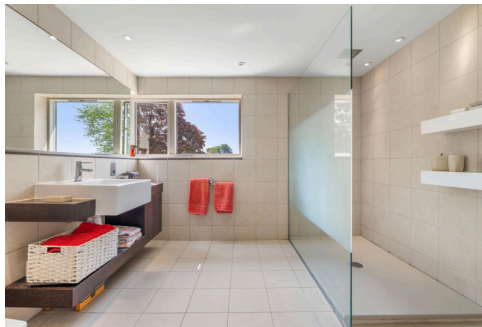




The kitchen breakfast room has a range of cabinetry, with a built in breakfast area and fantastic views of the rear gardens. To the front of the house is a further reception room and dining room, both of which enjoy an open aspect. Completing the ground floor accommodation is a W.C., laundry and plant room, along with a garage, with utility area accessed via a covered external door.

Stairs rise to the first-floor landing which provides a fantastic open space, perfect for a reading area or home office. The use of glazing in this area provides tremendous light and the feeling of being within the tree canopies. Three double bedrooms occupy the side and rear of the house with a fourth smaller room to the front. A large family bathroom serves the bedrooms.





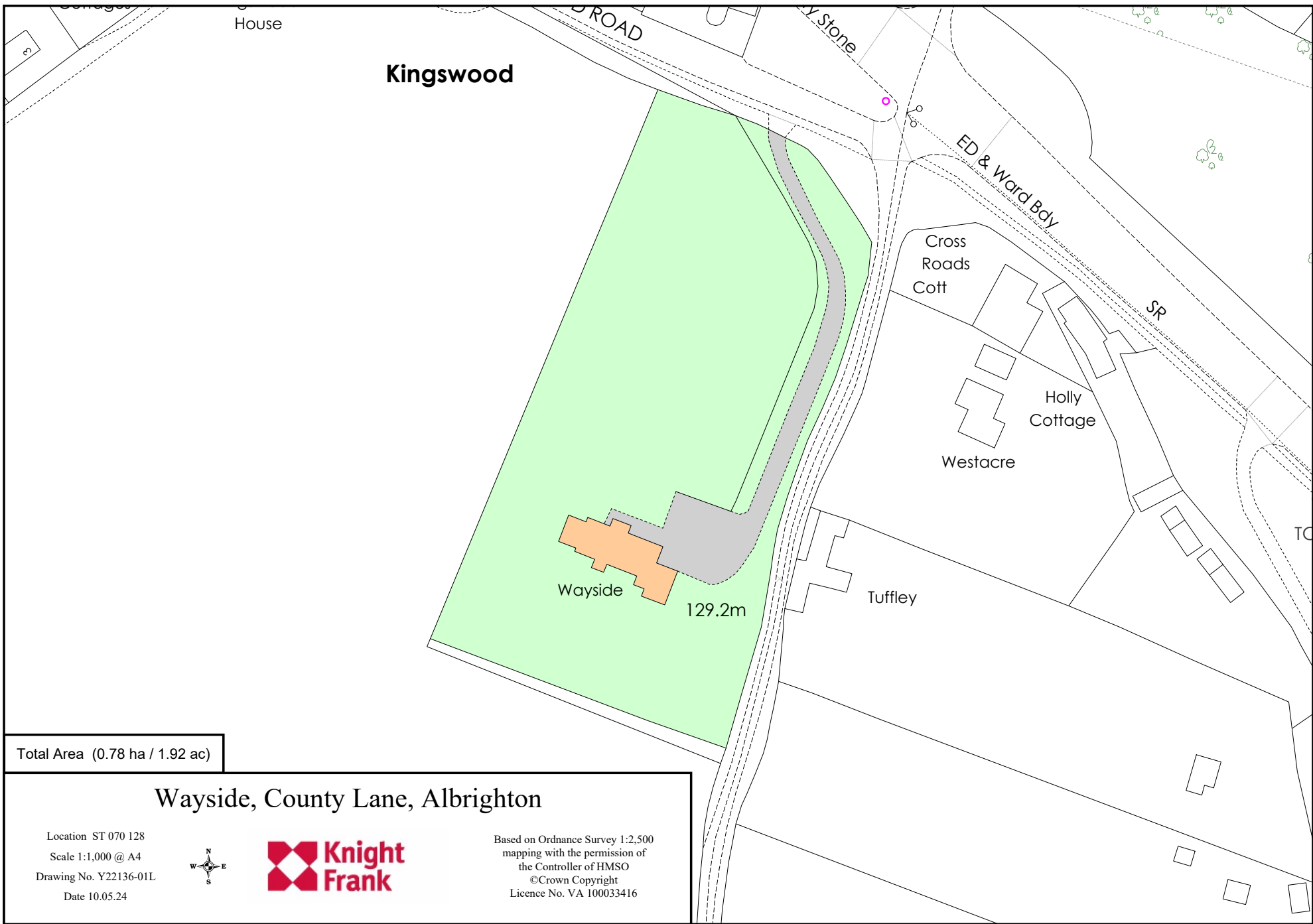
A beautifully designed and impeccably maintained country property.

Gardens and Grounds

Surrounded by approximate 1.9 acres, Wayside is approached via a long sweeping driveway that opens into a generous parking and turning area, adjacent to the garage and walkway to the front entrance. The gardens have been carefully designed with a beautiful expanse of flat lawn to the front of the property which gives protection and an excellent vista from the house. This lawn wraps around the property, bordered by mature hedging and interspersed by a variety of established borders and trees.

To the rear of the property is a large expanse of terrace which creates an excellent space for outdoor entertaining, connected beautifully with the primary rooms and making the up most of the southerly orientation. There is a useful work area to the eastern boundary.





Total Area (0.78 ha / 1.92 ac)

Wayside, County Lane, Albrighton

Location ST 070 128
Scale 1:1,000 @ A4
Drawing No. Y22136-01L
Date 10.05.24



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Property Information

Tenure: Freehold

Services: Mains water, gas and electricity. Private drainage.

Local Authority: Shropshire County Council

Council Tax Band: Band G



Approximate Gross Internal Floor Area

Main House = 263.37 sq m / 2835 sq ft

Garage = 34.18 sq m / 368 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated May 2024.

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