



The Old Church House
Kingswood Common, WV7 3AJ

peterjames
PROPERTY

The Old Church House

Albrighton – 1.9 miles
Wolverhampton – 5.5 miles
(Distances are approximate)

Exceptionally picturesque and pretty two bedroom stone character cottage close to the popular village of Albrighton.

Porch
Lounge
Dining Room
Breakfast Kitchen
Two Double Bedrooms
Family Bathroom
Walled Rear Patio
Front Garden
Driveway Parking



The Old Church House

Ideally situated with excellent transport links just off the A41, this beautiful and unusual property offers characterful and spacious accommodation close to Albrighton's popular High Street and the wealth of amenities offered nearby. The cottage backs onto the rural environs of Kingswood Common, perfect for dog-walkers and lovers of the great outdoors. Comprising two ample reception spaces, a large breakfast kitchen, two double bedrooms and a well-appointed stylish bathroom, this stunning home has retained many of the church's architectural details and quaint cottage styling to the interior. Ample parking is available, off the long gated driveway, and a substantial walled patio and pretty front garden offer plenty of outdoor space.



Accommodation

Entry from a cottage-style timber shelter, through a traditional front door to a small **porch**, laid with delightful original quarry tiles. The first of the property's many beautiful original windows lights the charming space with a stunning stone archway onto the **lounge**. This cosy, characterful room boasts original timber interior window shutters and a striking, large open fireplace, carved from solid oak and featuring a cast-iron grate and tiled hearth. The adjacent **dining room** is similarly styled, with the entirety of one wall occupied by the original stone of the church, featuring an open fireplace and one of the church's stone arched doorways within the wall, a wonderful and unique feature. A lovely sash window offers views of the pretty front garden, and a reclaimed door leading onto the ample **breakfast kitchen**, with coloured leaded glazing and an intriguing crest design. A further reclaimed period door opens to reveal storage under the stairs. The large kitchen has been laid with ceramic flooring and fitted with a comprehensive range of wall and base units in a traditional style, including one with leaded glazed door. There is ample space and provisions for white goods, in addition to the integrated Neff eye-level oven, separate gas hob and space available for an integrated

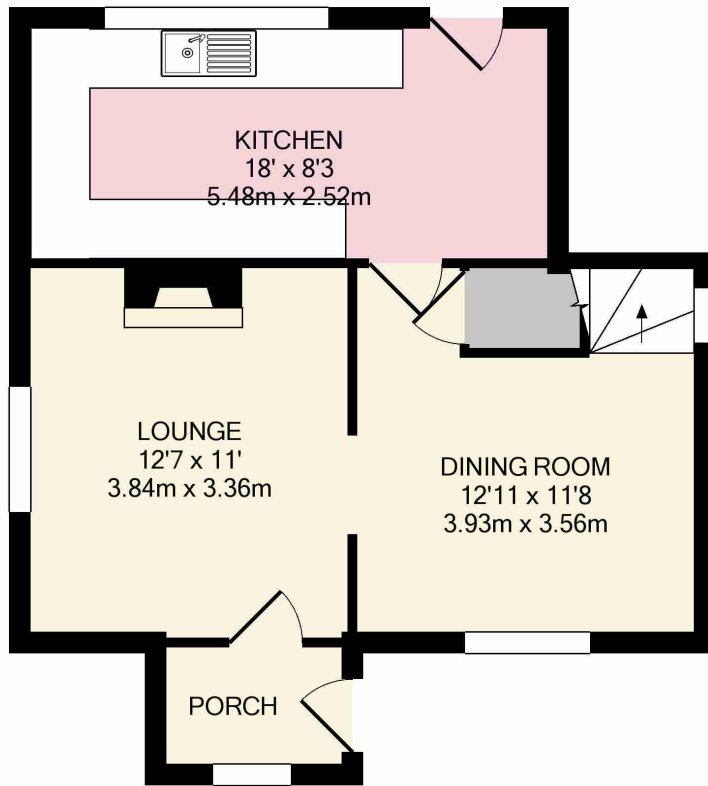
microwave. A white panel conceals the Ideal Independent combi boiler, and the kitchen boasts a glazed door and lovely wide window onto the walled rear patio.

From the dining room, stairs rise to the first floor passing an unusual coloured leaded window of adorable proportions. To the left of the stairs the **second bedroom** is a charming space, showcasing the high ceilings that continue across the remainder of the first floor. This lovely double also enjoys a quirky period door onto a storage space with rail and shelving, and a hatch to the boarded loft. The generously-proportioned **master bedroom** also features a walk-in storage space, perhaps large enough to be used as a walk-in wardrobe or a small office space, having laminate wood-effect flooring and a large Velux roof window. The sash windows to both bedrooms have secondary glazing, and the master bedroom window offers views of pretty climbing plants. The smart **bathroom** enjoys a stylish white suite, comprising close-coupled WC, pedestal wash hand basin and an elegant freestanding roll-top bathtub with shower over. The bathroom has been decorated with glossy black and white floor and wall tiles, with a uPVC double-glazed obscured window over the patio.

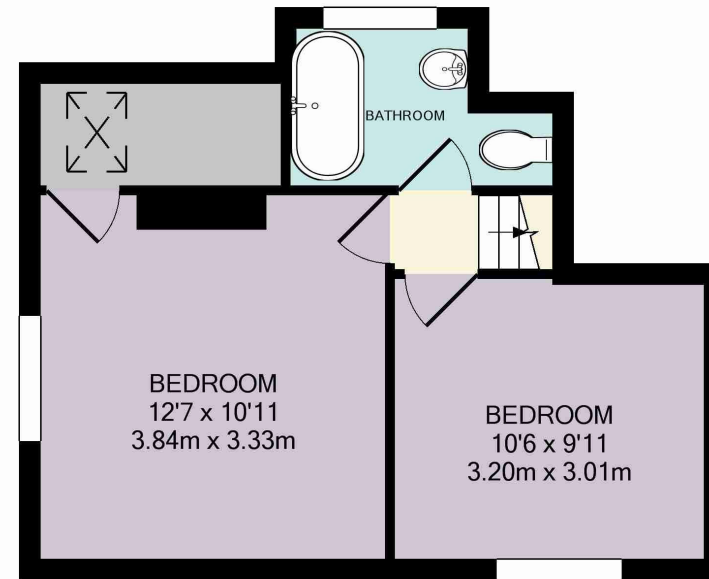
Outside

The property is approached via a private gated driveway off the A41 shared by the adjoining home, the long driveway ensuring that The Old Church House retains a good distance from the road and enjoys an exceptionally peaceful setting. Ample parking is provided to the side of the property, with a picket gate to the original stone wall, opening into the pretty front garden, comprising a small lawn space, mature shrubs and tree and ample cobbled space with a greenhouse. To the rear, the sunny patio offers plenty of space to relax outdoors, enclosed by a high stone wall with curved corner bed and a wrought iron gate to the driveway.

PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures, fittings or services and as so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the Buyer must assume the information given is incorrect. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until verified by their own Solicitors. The sale particulars may change in the course of time and any interested party is advised to make a final inspection of the property to exchange of contracts.



GROUND FLOOR



1ST FLOOR

THE OLD CHURCH HOUSE
 TOTAL APPROX. FLOOR AREA 811 SQ.FT. (75.3 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2015

EPC - The EPC is attached to these particulars. If it has become detached or is lost please contact us for a further copy.

Fixtures and Fittings - All carpets and curtains are excluded from the sale but may be available by separate negotiation.

peterjames
 PROPERTY

2 High Street, Tettenhall, WV6 8QT
 Tel: 01902 754777

Email: sales@peterjamesproperty.com
www.peterjamesproperty.com