



***“The Firs”***  
**Newport Road, Kingswood**  
**Albrighton, WV7 3AJ**

**BARTLAM'S**

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## “The Firs”, Newport Road, Kingswood, Albrighton, WV7 3AJ

A substantial Detached Bungalow residence enjoying a lovely semi-rural setting on the fringe of Kingswood Common some five miles to the north-west of Wolverhampton city centre with an excellent range of local amenities available in nearby Albrighton village and easy access to the M54 which facilitates convenient commuting into the Telford and West Midlands conurbations.

“The Firs” stands in its own grounds of approximately 3.7 acres and provides particularly spacious accommodation which is presented to a very high standard and also incorporates a self-contained residential annexe which is equally suitable for independent letting or dependent relative’s accommodation.

Notable features include: large Lounge with Minster fireplace, formal Dining Room of generous proportions, 18ft Breakfast Kitchen with adjacent Utility/Laundry and fitted Cloakroom, Master Bedroom with extensive fitted furniture and luxurious en-suite Shower Room, two further double Bedrooms and a lavishly appointed Principal Bathroom. The annexe comprises Living Room, well equipped Kitchen, double Bedroom with built-in wardrobe and stylish Shower Room.

Gas-fired central heating to radiators is complemented by double glazed windows, each as detailed below.

The bungalow and annexe are set in beautifully landscaped formal gardens with many fine features, banks of trees and hedging providing an effective screen from the road and ensuring a good degree of privacy. Overall area is almost one acre and includes an extensive gravelled driveway with generous parking facilities in addition to the double-width Garage.

Also accessed from the driveway is an impressive stable block with capacity for six boxes and a tack room together with three paddocks with a combined area of approximately 2.75 acres or thereabouts. Ideal for the equestrian enthusiast!

## Price Guide: Offers Around £675,000

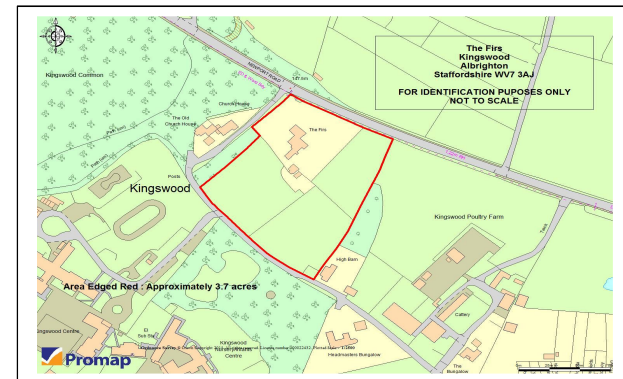
### Ground Floor

**Entrance Hall** having central heating radiator, double glazed windows to each side.

**Inner Hall** having dado rail, two central heating radiators.

**Lounge** 20’0” (max into bay) 16’9” (min) x 15’3” (max into bay) 14’2” (min) having double glazed bay windows to front and side, Minster stone fireplace, two central heating radiators, inset ceiling downlighters.

**Dining Room** 14’7” x 12’11” having feature tiled fireplace with timber surround,



central heating radiator, plate rail, double glazed window to rear.

**Breakfast Kitchen** 17'9" (min) x 11'6" having extensive range of floor-based cupboards in a natural woodgrain finish, coordinating display cabinets and shelving in dresser style, laminated work surfaces and inset 1½ bowl sink unit. Integrated Zanussi oven and 5-ring hob with extractor canopy. Built-in automatic dishwasher. Central heating radiator. Inset ceiling downlighters. Double glazed windows to front and rear. Fitted airing cupboard also housing Baxi gas-fired central heating boiler. Rear lobby providing access to **Cloakroom** having hand basin and low flush W.C. and on to **Utility/Laundry** 11'4" x 9'3" having ranges of floor-based and wall-mounted cupboards, laminated work surfaces and inset 1½ bowl sink unit. Ceramic tile splashbacks. Plumbing for automatic washing machine. Double glazed window. Central heating radiator. Door to driveway.

**Master Bedroom** 14'2" x 13'2" having double glazed window to side, central heating radiator, extensive ranges of fitted wardrobes and coordinating dressing table. Archway to **en-suite Shower Room** 10'0" x 6'1" having white suite comprising shower cubicle, pedestal hand basin and low flush W.C. Ceramic tile splashbacks. Slatted central heating radiator/towel rail. Fitted cupboards and shelving. Double glazed window.

**Bedroom 2** 12'5" x 11'1" having central heating radiator, double glazed window to rear, inset ceiling downlighters.

**Bedroom 3** 14'3" (max into bay) 11'0" (min) x 11'6" having double glazed bay window to rear, central heating radiator, dado rail.

**Bathroom** 11'1" x 6'1" having white 'Heritage' suite comprising jacuzzi bath, pedestal hand basin and low flush W.C. Part tiled walls. Central heating radiator incorporating towel rail. Double glazed window. Inset ceiling downlighters.

**Boxroom** with double glazed window.

## Annexe

**Entrance Hall** having double glazed sidelight to front door, central heating radiator, built-in airing cupboard.

**Living Room** 16'5" (max) x 11'9" having marble feature fireplace with timber surround and fitted gas fire, central heating radiator, double glazed window to side, double glazed patio doors to garden.

**Kitchen** 10'10" x 8'0" having range of contemporary-style fittings in a light natural woodgrain finish comprising floor-based cupboards with laminated work surfaces, inset 1½ bowl stainless steel sink unit, wall-mounted cupboards. Ceramic tile splashbacks. Plumbing for automatic washing machine. Central heating radiator. Double glazed





windows to front and side. Inset ceiling downlighters. Wall mounted Baxi gas-fired central heating boiler.

**Bedroom** 12'2" (max) x 12'4" having built-in wardrobe, central heating radiator, double glazed window to side.

**Shower Room** having white suite comprising shower cubicle, pedestal hand basin and low flush W.C. Part tiled walls. Central heating radiator. Double glazed window.

### Outside

Gravelled driveway leads from the road frontage through banks of shrubs and trees to a gravelled forecourt providing parking facilities and leading on past the bungalow to the **double-width Garage** (approx 20' x 20') having two up and over doors, double glazed windows.

Driveway continues onto stable yard with timber **Stable Block** presently part open plan but providing capacity for six boxes and tack room.

Beautifully landscaped mature formal gardens to the side and rear of the bungalow, laid extensively to lawn and featuring a wide variety of shrubs and trees, ornamental pool with rockery and timber decking, paved patios, pergola and orchard.

Beyond the gardens and with direct access from the driveway are three paddocks.

**FIXTURES AND FITTINGS:** Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

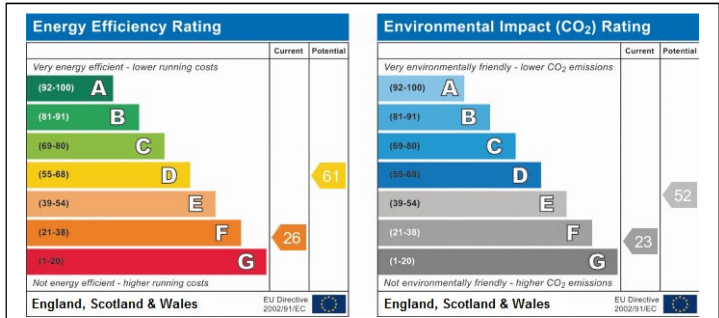
**CONSUMER PROTECTION REGULATIONS:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**MORTGAGE ADVICE:** Choosing a mortgage may be your most important financial commitment. Mortgage & Financial Solutions are registered as Independent Mortgage Advisers and offer independent, impartial and professional advice. Please speak with the Mortgage Consultant based at this office. Mortgage and Financial Solutions is an appointed Representative of Sesame Ltd which is authorised and regulated by the Financial Conduct Authority. Written details are available on request. You can choose how the Mortgage Consultant Company is paid: pay a fee, usually £400 or they can accept commission from the lender.

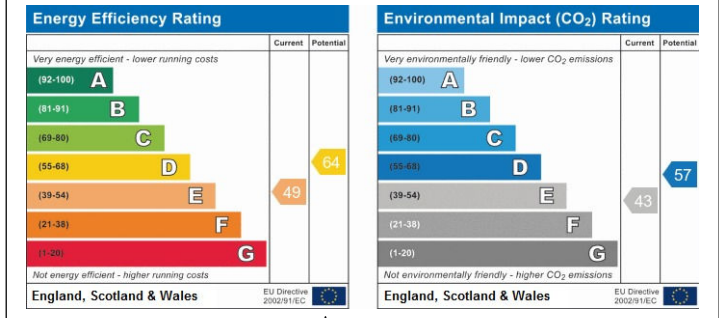
**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



**The Firs**  
 Approx. 216.2 sq. metres (2327.6 sq. feet)



The Firs



Annexe





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