



Elm Barn, 5 Cranmoor Lodge Farm Barns, Wrottesley Park, Wrottesley, Wolverhampton, South Staffordshire, WV8 2HS

Elm Barn, 5 Cranmoor Lodge Farm Barns, Wrottesley Park, Wrottesley, Wolverhampton, South Staffordshire,

A stunning barn conversion which has recently been completed to an exacting standard with an exceptionally high level of appointment and a fine and meticulous attention to detail all set within a small and exclusive development in a beautiful South Staffordshire setting

LOCATION

Elm Barn forms part of an exclusive development of period outbuildings comprising just six residences, all of a high calibre. The development stands adjacent to the elegant and substantial Cranmoor Lodge Farm and forms part of a small and establishing hamlet which stands amidst beautiful South Staffordshire countryside.

DESCRIPTION

Elm Barn has recently been completed to an exciting and full specification and has been under taken by well known specialists and craftsmen, Messrs Tatton Hall Homes and M and G Developments.

The residence has been thoughtfully planned with a coherent design ethos providing fine living areas over both the ground and first floors. The rooms are of generous proportions, are light and airy and are beautifully finished.

The attention to detail that the developers have utilised is unusual for developments of this type and has resulted in a particularly impressive home. The appointments are of a beautiful quality throughout with much fine exposed timbering, contemporary kitchen and bathroom suites, double glazing throughout and gas fired central heating.

ACCOMMODATION

A part glazed and panelled front door opens into the superb LOUNGE with oak flooring, an ornamental corner brick fireplace, integrated ceiling lighting and wall mounted up lighters. A door leads to the INNER HALL with oak flooring, a staircase rising to the first floor and a guest CLOAKROOM with well appointed contemporary white suite. The DINING KITCHEN is a room of some merit with a comprehensive range of cream

finished units with granite working surfaces and upstands, a stainless steel double oven with stainless steel gas hob above, stainless steel splash back and stainless steel extraction chimney, integrated fridge and freezer, integrated dishwasher, integrated washing machine, integrated ceiling lighting, tiled floor and a door to the rear garden.

The PRINCIPAL BEDROOM SUITE has a stunning bedroom with timbered and vaulted ceiling, double glazed window together with a charming double glazed port hole, integrated ceiling lighting and a well appointed ENSUITE SHOWER ROOM. There are two further good sized BEDROOMS and a beautifully appointed HOUSE BATHROOM.

OUTSIDE

Elm Barn has a corner frontage with a walled front garden which is principally laid to turf with a pathway leading to the front door and the extensive parking forecourt laid in brick paviours. There is a small garden to the rear and the property benefits from lovely, open views.

SERVICES

We are informed by the Vendors that mains water and electricity are connected and that the central heating is LPG fired.

COUNCIL TAX BAND t.b.c. Wolverhampton CC.

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall office on 01902 747744.

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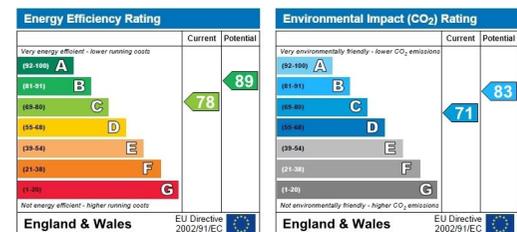
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Price
£310,000



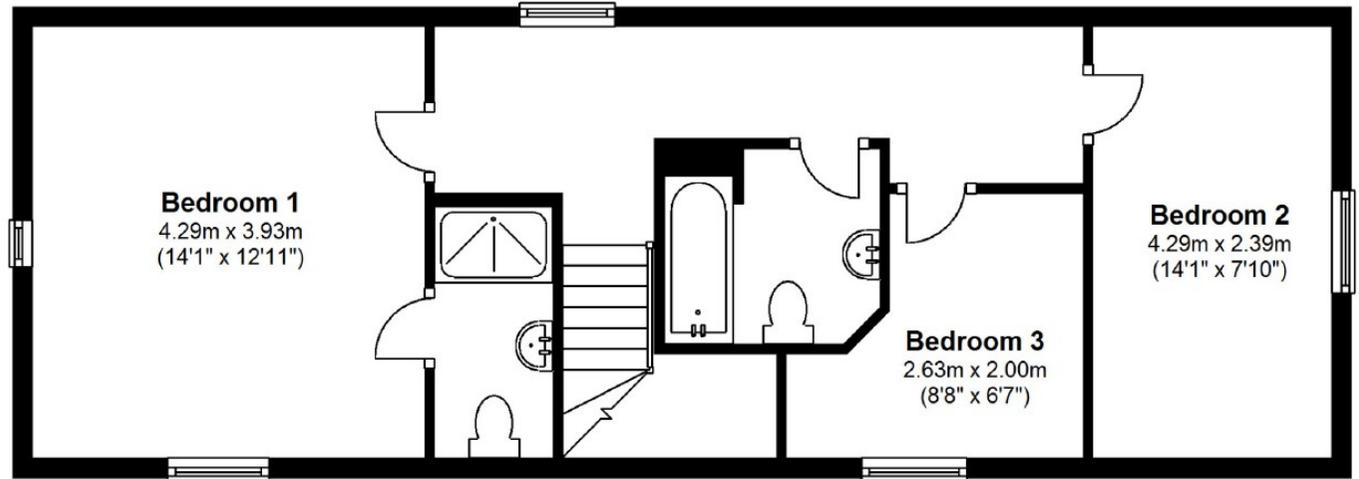
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



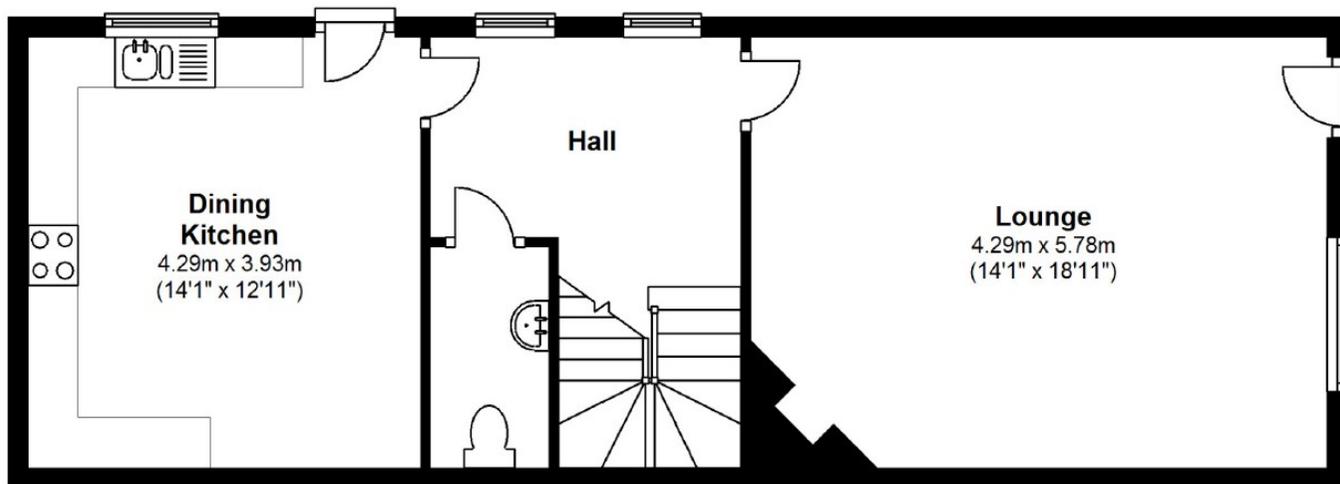
ELM BARN 5 CRANMOOR FARM BARNES

Approx Overall Floor Area
111.7sq.m 1202sq.ft.

FOR GENERAL GUIDANCE ONLY
NOT TO SCALE



First Floor



Ground Floor



