



Granary Cottage, Dark Lane, Cross Green, Wolverhampton, WV10 7PN

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A unique offering comprising a detached cottage standing in hard landscaped grounds of almost 0.75 acres together with a detached brick and tile shower room complex in a convenient and highly regarded location.

LOCATION

Granary Cottage stands in a large corner plot at the junction of Dark Lane and Old Stafford Road within easy reach of Coven with its wide range of local facilities. Wolverhampton and Stafford are within easy travelling distance, the area is well served by schooling and the M54 and M6 motorways are nearby facilitating fast access to the entire industrial West Midlands and beyond.

DESCRIPTION

The site is ideal for community living, subject to gaining planning permission, comprising, as it does, a two bedroom cottage with hard standing areas for static homes with services installed. There is a brick and tile shower block and also a timber garden shed and a brick and tile gazebo style seating terrace.

The cottage itself has been damaged structurally and is in need of structural repair, but otherwise, is appointed to a high standard.

ACCOMMODATION

Granary Cottage is well proportioned and, structural damage aside, is well appointed. There is a SITTING ROOM with a double glazed window, integrated ceiling lighting, wiring for a wall mounted TV, contemporary wall mounted fire and ceiling cornicing and a well appointed KITCHEN with a comprehensive range of wall and base mounted cupboards with granite surfaces and a coordinating centre island with breakfast bar, space for a range style cooker with filtration unit above, an under mounted ceramic sink, an integrated dishwasher, a high end two drawer fridge, a wine cooler and a useful understairs storage cupboard. The room has a light, corner aspect with double glazed windows to two elevations and integrated ceiling lighting. An INNER HALL has a double glazed window and a door to the BATHROOM with a free standing slipper bath, pedestal basin and WC, tiled floor and walls, double glazed window, ceiling cornicing and mouldings, a chrome towel rail radiator and a boiler cupboard with wall mounted gas fired central heating boiler and integrated ceiling lighting.

A staircase rises to the first floor landing with two double bedrooms, one of which has fitted wardrobes and bedside tables and one of which has an open fronted under eaves wardrobe and storage area with shelving.

OUTSIDE

Remote controlled electric gates open into the property. There is a shaped lawn with stocked beds and borders with the majority of the site being hard standing. There is an extensive area of parking, a brick and tile gazebo terrace, a timber garden shed. Beyond this is a large, gravelled area with hardstanding bases for static homes with water, drainage and electricity supplies and a further gravelled plot. There is a detached brick and tiled SHOWER BLOCK with a fully tiled shower, WC and pedestal basin, tiled floor and walls, plumbing for a washing machine and a double glazed window.

We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND C - South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.
The property is FREEHOLD.

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Offers Around
£595,000

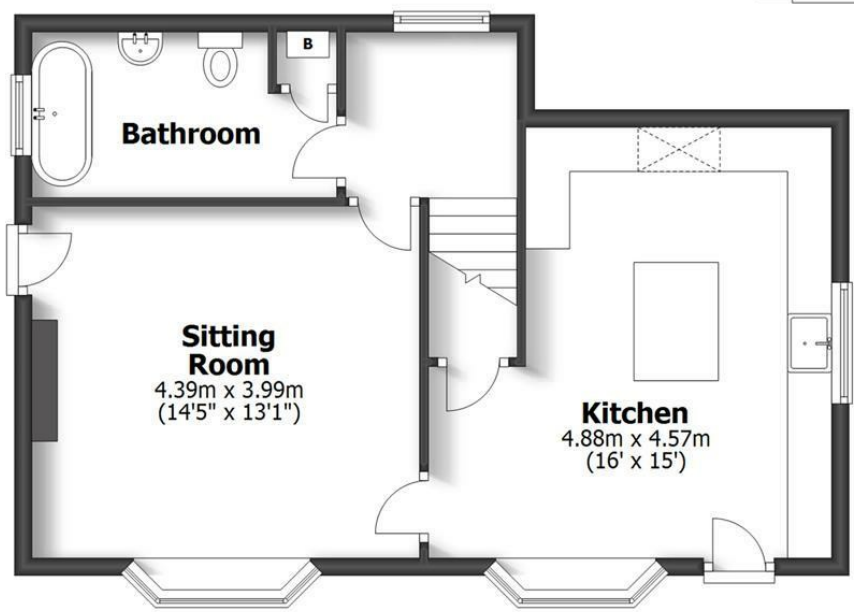
EPC: C

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.

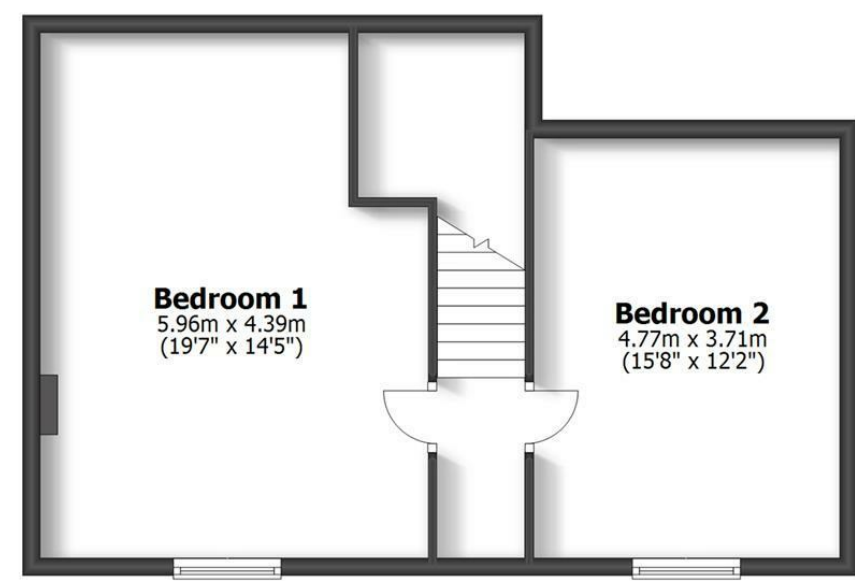


GRANARY COTTAGE
DARK LANE, CROSS GREEN

HOUSE: 101.5sq.m. 1093sq.ft.
SHOWER BLOCK: 7.8sq.m. 84sq.ft.
TOTAL: 109.3sq.m. 1177sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor

