

# WITH ADJACENT GARAGING



The Byre Home Farm Road, Burnhill Green, Wolverhampton, Shropshire, WV6 7HX

BERRIMAN  
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Offering excellent ground floor living, this single storey barn conversion is of good quality in this desirable, rural location forming part of a Dove Homes barn development. With three bedrooms, two bathrooms and two reception rooms opening onto a lovely garden with secure garage parking for 2 cars and a workshop. Wolverhampton - 9 miles, Bridgnorth - 9 miles, Telford - 10 miles, Birmingham - 27 miles, M54 (Junction 3) - 4.5 miles

M6 (Junction 11) 13 miles M6 Toll 14 miles  
(All distances are approximate).

## LOCATION

On the Staffordshire, Shropshire border, this exclusive location is an easy commute to Wolverhampton and the West Midlands, around 4 miles of J3 M54 and train station. Burnhill Green together with Pattingham and the nearby town of Albrighton are within easy reach, providing a good range of shops and amenities. Wolverhampton and Telford are under 10 miles respectively offering more extensive educational, shopping and cultural facilities, while the major conurbations of Birmingham to the south and Manchester to the north are within striking distance. There are useful railway links running from Telford and Albrighton with mainline services from Wolverhampton and Birmingham.

## ACCOMMODATION

Converted by the reputable Dove Homes to a high quality, The Byre offers just over 1,600sqft of ground floor living space with vaulted feature ceilings and private parking, (with optional garage) being well presented both internally and externally.

The front door opens into the ENTRANCE HALL which extends the width of the barn with doors off too; A large LIVING ROOM with two sets of French doors opening out to the garden beyond and a central brick fireplace housing a cast-iron log burner. The BREAKFAST KITCHEN, having a tiled floor and a range of matching kitchen cabinets to include base cupboards and drawers with worktops over, inset sink unit, wall display cabinets along with integrated appliances to include a gas hob, dishwasher, washing machine, fridge, oven and grill. A window and French doors open out to the rear gardens.

There is a separate more formal DINING AREA off the reception hall that could also be used as a quiet sitting area or home office with a window overlooking the rear garden. The PRINCIPAL DOUBLE BEDROOM SUITE is located to the far left hand side of the barn having a large closet and an EN-SUITE SHOWER ROOM comprising a suite to include a WC, twin wash hand basins and a shower. There is a further GUEST DOUBLE BEDROOM with a fitted cupboard and the use of a jack and Jill BATHROOM which is also accessed from the reception hall. There is a further THIRD BEDROOM with built-in cupboards housing the central heating boiler and a window to the rear elevation.

## OUTSIDE

Accessed off the lane a gravelled driveway leads into the complex where there is private allocated parking in front of the barn. The sunny aspect rear garden is enclosed and well maintained, enjoying a most peaceful and private aspect with a patio terrace, lawn and well stocked planted borders. A door from the garden gives access to an enclosed communal parking area for residents (there are two spaces here for The Byre with remote control door fobs). Additionally there is a large workshop with light and power.

## SERVICES:

We have been advised there is mains water and electricity connected. There is oil fired central heating and a communal sewage treatment plant. Additionally there is Broadband ducting to the property but not connected. (Potentially there is 300mbps if connected). The management company include a communal satellite and Freeview TV and are responsible for 80% of the maintenance to the lane entrance and all costs associated with the communal areas. £43,000 is currently in the sinking fund (Sept 23)  
GARAGING COSTS- There are two spaces with the property - under cover parking with a remote door and these are £40 each PA. The SERVICE CHARGE IS £250 a quarter (currently 2023) Patshull Home Farm Management LTD is the company name and there are 14 equal shareholders.

## TENURE:

We are advised the property is FREEHOLD. Verification should be obtained by your solicitor.

## FIXTURES & FITTINGS:

By separate negotiation.

## LOCAL AUTHORITY:

Shropshire Council.  
Tax Band: F.  
[www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

## VIEWING ARRANGEMENTS:

Viewing strictly by appointment only. Please contact our Bridgnorth Office.

## DIRECTIONS:

From Bridgnorth proceed towards Wolverhampton on A454. At Wyken turn left towards Worfield, then fork off to the right. At the next junction crossover the B4176 towards Chesterton continuing onto Burnhill Green Road. Turn right into Home Farm Road (private road) and continue down where the development can be found on the left hand side.  
What3words:///domain.mows.scornful.

### Tettenhall Office

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Offers Around  
£575,000

EPC: D

**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.



**THE BYRE**  
HOME FARM ROAD, BURNHILL GREEN

**TOTAL: 151.7sq.m,1,632.3sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE





