



Barn End, Codsall Road, Palmers Cross, Wolverhampton, WV6 9QG

BERRIMAN  
EATON

# Barn End, Codsall Road, Palmers Cross, Wolverhampton, WV6 9QG

A delightfully situated barn conversion forming part of a small and select scheme in a sought after area and which stands in a large plot of just over 0.2 acres in total with lovely views to the rear

## LOCATION

Barn End stands in a lovely location behind Palmers Cross Farmhouse with views across adjoining fields and farmland and yet is still within easy reach of the sought after villages of both Tettenhall and Codsall. Both villages offer a full complement of local facilities and there is easy access to the further, more extensive amenities of the City centre.

The M54 facilitates fast access to Shrewsbury, Birmingham and beyond and regular rail services run from Codsall and Bilbrook stations with direct trains to Birmingham and mainline connections at Wolverhampton.

The area is particularly well served by schooling in both sectors with Newbridge and Birchfield Preparatory Schools, Tettenhall College, Wolverhampton Grammar School, St. Dominic's of Brewood and the Wolverhampton Girls High School all being worthy of note.

## DESCRIPTION

Barn End is an attractive barn conversion providing well proportioned and flexible accommodation over two storeys. The house has been well maintained over the years and benefits from fixtures and fittings of quality including excellent kitchen and bathroom suites, gas fired central heating and double glazing.

There are three bedrooms to the ground floor with the potential for the utilisation of one of the bedrooms to the ground floor as a dining room and the residence stands within beautifully laid out and maintained gardens which are of an unusual size for a property of this type in this location.

## ACCOMMODATION

A front door with double glazed side panels opens into the HALL with laminated flooring, ceiling beam, an airing cupboard and a cloaks and storage cupboard. The SITTING ROOM has a light through aspect with double glazed windows to the front and double glazed French doors to the rear garden, a chimney piece with exposed brick base and a gas burning stove, ceiling beam, wiring for wall lights and laminated flooring. The BREAKFAST KITCHEN has a full range of wall and base mounted cabinets with an inset sink, a four ring gas hob with built under double electric oven and extraction chimney above, fitted breakfast bar, integrated dishwasher, washing machine, a fridge and freezer, tiled floor, part mosaic tiled walls and a double glazed window and door to the rear.

BEDROOM ONE is a good double room in size with double glazed French doors to the garden and a ceiling beam. BEDROOM TWO is a double room in size with two double glazed windows to the front. There is a DRESSING ROOM / STUDY with a double glazed window overlooking the rear garden and a staircase rising to the first floor LOFT ROOM which is currently used as a bedroom with seating area with exposed woodwork, two roof lights and integrated ceiling lighting. A door from the sitting room opens into BEDROOM THREE / DINING ROOM with laminated flooring and a double glazed window to the front. There is a BATHROOM with a panelled corner bath, WC and pedestal basin, tiled walls and floor, integrated ceiling lighting, a chrome towel rail radiator and a double glazed window together with a SHOWER ROOM with a fully tiled corner shower, WC and vanity unit with inset wash basin with cupboards beneath, tiled walls and floor, integrated ceiling lighting, a chrome towel rail radiator and a double glazed window.

## OUTSIDE

Barn End stands behind a wide frontage with a shaped front lawn with brick paviour path leading to the front door and a DRIVEWAY to one side providing off street parking.

One of the features of the house is the SUPERB REAR GARDEN which is an excellent size for a house in this location with a timber decked terrace to the rear of the house with timber balustrading and a paved entertaining patio with the beautifully maintained rear garden beyond with shaped lawns with well stocked beds and borders, feature brick setts, rockery garden, SUMMER HOUSE and a delightful aspect over adjoining fields beyond.

We are informed by the Vendors that all mains services are connected.

COUNCIL TAX BAND F – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

## DIRECTIONS

Using the What3words app:

///rail.mats.upon

There is a driveway from Codsall Road which runs adjacent to 69 Codsall Road. Parking is in front of the barn.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

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### Wombourne Office

01902 326366

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### Lettings Office

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### Worcestershire Office

01562 546969

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[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

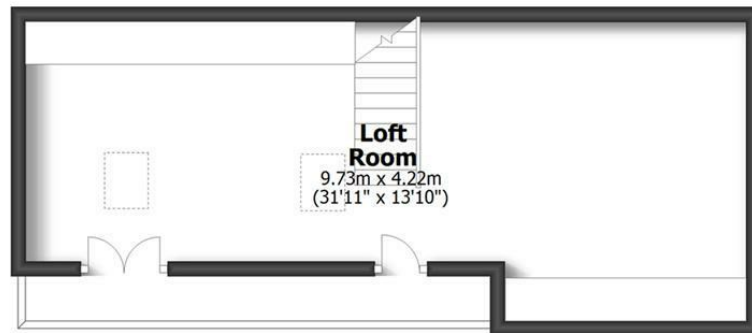
Offers Around  
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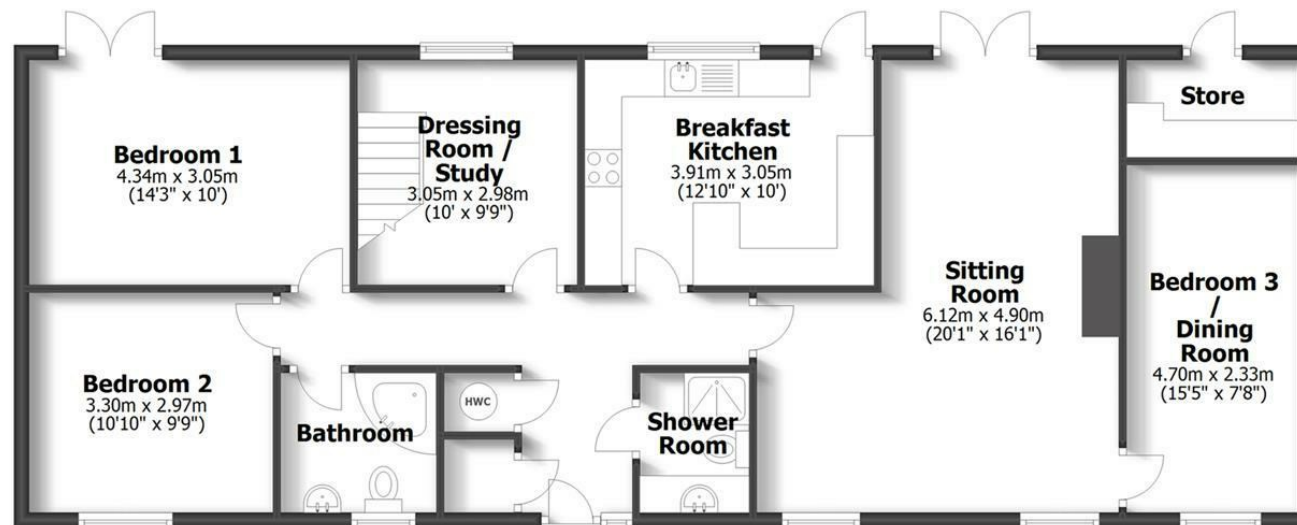
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



**Barn End**  
Palmers Cross



**First Floor**



**Ground Floor**

HOUSE: 136.0sq.m. 1464sq.ft.  
GARAGE: 3.1sq.m. 33sq.ft.  
**TOTAL: 139.1sq.m. 1497sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

