



Eagle Barn, 4 Patshull Gardens, Albrighton, Wolverhampton, WV7 3BG

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A beautifully situated detached barn conversion providing contemporary accommodation of the highest calibre over two storeys in a delightful, semi-rural yet accessible location

LOCATION

Eagle Barn forms part of a small and select gated development that was created in 2017 in a charming, semi-rural location standing amidst glorious open rolling countryside. The wide ranging local facilities afforded by the nearby town of Albrighton are within easy reach, the Perton Shopping Centre and Telford are easily accessible and both Wolverhampton and Bridgnorth are within convenient travelling distance. Communications are excellent with the M54 (J3) being within a few minutes drive facilitating fast access to Shrewsbury, Birmingham and beyond and Albrighton Train Station providing direct services to Shrewsbury and Birmingham.

DESCRIPTION

Eagle Barn is a fine, detached country residence which benefits from superbly appointed living accommodation over two storeys which is finished to an exacting, contemporary specification and with an internal layout which is ideal for contemporary requirements.

The kitchen and bathroom suites are all of the highest quality, there are double glazed windows throughout, the house is tastefully decorated and, unusually, there is a large garden to the rear.

Eagle Barn has a distinctive and elegant façade and is a property of much considerable architectural note. There is LPG fired central heating with underfloor heating to the ground floor and radiators to the upper storey.

ACCOMMODATION

A wooden front door opens into the ground floor living areas incorporating an open plan HALL with integrated ceiling lighting, oak flooring and a useful cloaks and storage cupboard. The VAULTED LIVING ROOM has ample space for both lounge and dining areas, a timbered cathedral style ceiling, an exposed brick fireplace with a log burner, oak flooring, picture windows to the side and French doors and windows to the garden. The BREAKFAST KITCHEN has a full range of wall and base mounted cupboards with quartz working surfaces and an undermounted ceramic sink, a range of Neff appliances including an induction hob, combination microwave oven and grill, electric slide and hide oven and dishwasher together with an integrated fridge freezer, washing machine and tumble dryer, integrated ceiling lighting and Travertine stone tiled flooring. BEDROOM TWO has two double built in wardrobes, double glazed French doors to the rear, oak flooring and integrated ceiling lighting.

And BEDROOM THREE / SITTING ROOM has picture windows to the front, oak flooring and integrated ceiling lighting. There is a BATHROOM with Travertine stone tiled floor and walls and a contemporary suite with a bath with shower over with waterfall head and separate hose, wall hung wash basin and WC, integrated ceiling lighting, a window and a chrome towel rail radiator.

A staircase with a glazed balustrading rises to the first floor PRINCIPAL SUITE with a large double bedroom with a vaulted and timbered ceiling, built in wardrobe, under eaves cupboards, roof lights, integrated ceiling lighting, wiring for wall lights and an EN-SUITE SHOWER ROOM with Travertine stone tiled floor and walls, a dual entry shower with waterfall head and separate hose, a WC and a wall hung wash basin, part vaulted and timbered ceiling, integrated ceiling lighting, under eaves storage and a chrome towel rail radiator.

OUTSIDE

The development is approached through remote control wrought iron gates which leads to a gravelled DRIVEWAY for Eagle Barn with a five bar wooden gate, a rear terrace laid in brick setts, a large garden with a preferred south westerly aspect, a delightful, matured tree studded backdrop, post and rail fencing and a timber shed.

We are informed by the Vendors that mains water and electricity are connected, the central heating is LPG fired and there is a shared septic tank.

Communal water for sewage treatment plant, water for property, electricity for gates and communal lighting all invoiced by Tattonhall Homes based on the meter readings.

COUNCIL TAX BAND F – Shropshire

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard and Ultrafast are available

Mobile – Ofcom checker shows that one of the four main providers cover the inside of the property but all four providers cover the outside area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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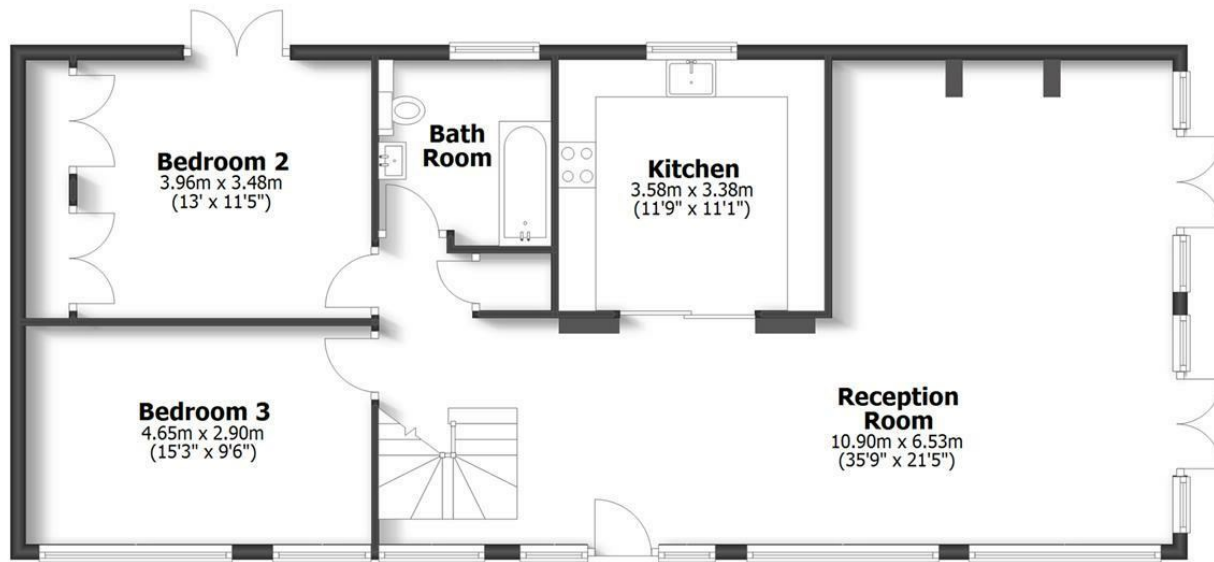
EPC: C

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.



EAGLE BARN
4 PATSHULL GARDENS, BURNHILL GREEN

TOTAL: 140.7sq.m. 1515sq.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

