



3 Manor Farm Barns, Bognop Road, Essington, Wolverhampton, WV11 2AZ

3 Manor Farm Barns, Bognop Road, Essington, Wolverhampton, WV11 2AZ

An outstanding barn conversion with immaculately appointed accommodation over two floors in a small and exclusive courtyard development which stands in a particularly accessible location.

LOCATION

Manor Farm Barns is a select development of just six properties standing around a central courtyard in a charming, semi-rural position. There is a range of local amenities and facilities available within Essington itself with convenient travelling to Wolverhampton City Centre and Stafford and the highly publicised i54 Business Park. The motorway network is accessible nearby with junction 1 of the M54 providing links to the entire motorway network.

DESCRIPTION

The property is a substantial residence with rooms of generous proportions over both ground and first floors with a particularly notable principal reception room providing the focal point to the living space and three double bedrooms.

The house benefits from LPG fired central heating and double glazed windows and forms part of an attractive courtyard style scheme and has the additional benefit of two allocated parking spaces. There is pedestrian access from the garden to the South Staffordshire countryside providing several walks.

ACCOMMODATION

A wooden front door opens into the HALL with tiled flooring, inset lighting, a large, useful cloaks and storage cupboard and a GUEST CLOAKROOM with pedestal wash basin, WC, tiled floor, part tiled walls and wiring for wall lights. The focal point of the ground floor is the open plan LIVING / DINING / KITCHEN. There is an Inglenook fire with open grate, double doors to the rear garden, wiring for wall lights and ample space for both seating and dining. The kitchen has a range of wall and base units with under cupboard lighting, granite working surfaces with matching breakfast bar, tiled splash back, an undermounted stainless steel sink, a four ring electric hob with filtration unit above and double oven beneath, integrated fridge freezer, integrated dishwasher, a double glazed window to the rear garden and tiled flooring. A door from the dining area opens into the LAUNDRY with a range of coordinating units to those in the kitchen, roll top working surface, stainless steel sink and drainer, space and plumbing for a dishwasher, space for a tumble dryer, a wall mounted Worcester Bosch LPG fired boiler, tiled floor, part tiled walls and a double glazed window overlooking the front forecourt.

Stairs from the hall rises to the first floor galleried landing with exposed rafters, a storage cupboard housing the pressurised hot water cylinder, wiring for wall lights and a double glazed window to the front. The PRINCIPAL SUITE has a large double bedroom, wiring for wall lights, rafted ceiling, a dressing area with double glazed window to the front and an EN-SUITE BATHROOM with a P-shaped bath with shower over, pedestal wash basin, WC, part tiled walls, tiled floor, wiring for wall lights, rafted ceiling and shaver point. BEDROOM TWO is also a good size double room with rafted ceiling and two double glazed windows and BEDROOM THREE is also a double room with a double glazed window. The BATHROOM has a panelled bath, pedestal wash hand basin, WC, tiled shower cubicle with waterfall head and separate hose, tiled floor, part tiled walls, integrated ceiling lighting, wiring for wall lights, shaver point and heated ladder towel rail.

OUTSIDE

Electric gates open onto the communal courtyard. 3 Manor Farm Barns has the benefit of two parking spaces and there is also visitor parking available. The REAR GARDEN has a paved patio with lawn beyond, fencing to the borders and a gate to the rear access with fields beyond.

MAINTENANCE

There is a £75 charge per calendar month for the upkeep of the communal areas, sewage tank and the electric gate.

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

COUNCIL TAX BAND E – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.
The property is FREEHOLD.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£399,950

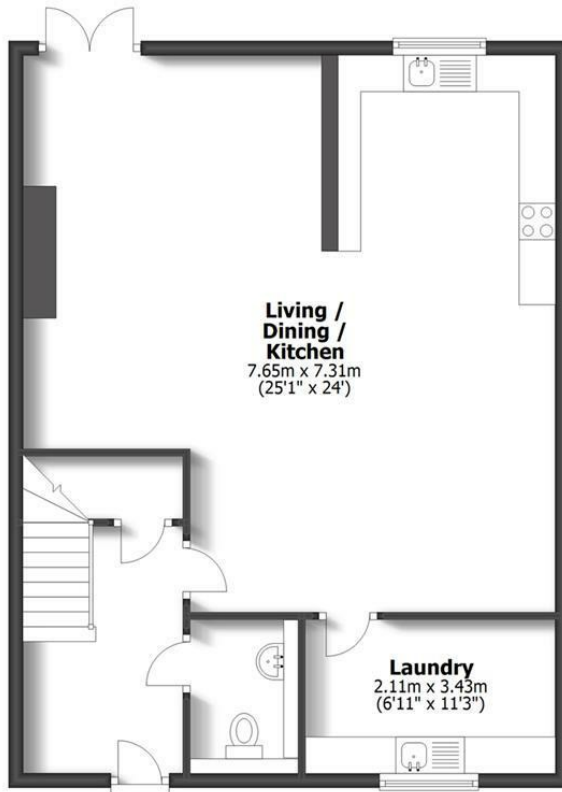
EPC: D

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.

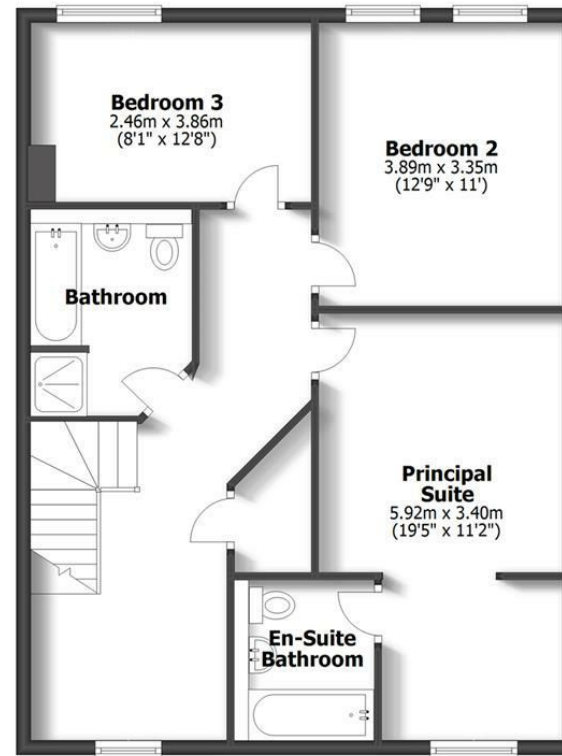


3 Manor Farm Barns Essington

TOTAL: 144.3sq.m. 1553sq.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

