



The Dairy Stourbridge Road, Penn, Wolverhampton, South Staffordshire, WV4 5NG

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The barns were converted by the current owners in 2007 and can be offered individually or as a whole unit with The Granary. The barn has the benefit of secured gated access and a large communal gravelled driveway. The Dairy is a generous size with fabulous vaulted ceilings, underfloor heating, generous rooms and all occupying the same level. The rear garden is delightful with a private aspect and solar panels which contribute to the financial efficiency of this well regarded home.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Lloyd Farm Barns are located on the same side and neighbouring the hugely popular Miller and Carter Restaurant (formerly known as Penn Cottage), located on the A449 Stourbridge Road which gives convenient commuter access into neighbouring towns and Cities of Wolverhampton, Dudley, Stourbridge and Birmingham. The barns lie between the popular areas of Lower Penn and Wombourne and their varied facilities and amenities.

DESCRIPTION

The barns have been held in the same ownership since their conversion in 2007 and can be offered as a whole unit or individually, presenting the opportunity to acquire neighbouring homes perhaps to accommodate relatives, or as an investment opportunity but with the benefit of secured gated access and a large communal gravelled driveway. The Dairy is a generous size with fabulous vaulted ceilings, underfloor heating, generous rooms and all occupying the same level. The rear garden is delightful with a private aspect and solar panels which contribute to the financial efficiency of this well regarded home.

The properties are currently tenanted, photographs were taken prior to the tenancy so condition and presentation may vary.

ACCOMMODATION

A bespoke wooden door with opaque side window gives access into the ENTRANCE HALL which has tiled floor, storage cupboard, double glazed windows and loft access. The LOUNGE has a fitted log burner, French doors to the rear garden and windows to the front and rear elevations. Double doors open to the KITCHEN/DINING ROOM fitted with a range of good quality wall and base units with double Belfast sink with mixer tap, space for a range style cooker, fitted extractor hood, integrated fridge/freezer, space for dishwasher, tiled floor and window to the front and rear elevations.

The MASTER BEDROOM has French doors leading out onto the rear garden with an elevated feature window into the vault and door into the EN-SUITE SHOWER ROOM which benefits from shower cubicle, vanity wash hand basin with low level W.C., tiling to the walls and floor and double glazed opaque window. There are TWO FURTHER BEDROOMS, both with French doors into the rear garden and one having an interconnecting door into the FAMILY BATHROOM. This is fitted with a white suite comprising bath, separate shower cubicle, low level W.C., pedestal wash hand basin and utility cupboard with plumbing and space for the washing machine and tumble dryer. A further DOUBLE BEDROOM has French doors into the garden.

OUTSIDE

Behind electronically operated gates lies a large gravelled communal driveway for several vehicles, paved path and gated side access. The REAR GARDEN has a full width patio, large lawn and landscaped borders with raised flower beds and solar panels with views across the Staffordshire countryside.

SERVICES

We are informed by the Vendors that all main services are installed.

COUNCIL TAX

South Staffordshire District Council. BAND: F

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

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Wombourne Office

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Lettings Office

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Worcestershire Office

01562 546969

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Offers In The Region Of
£425,000

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 DAIRY LLOYD FARM BARN

TOTAL: 121sq.m. 1302sq.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



