The Stables, Mile Flat, Greensforge, South Staffordshire, DY6 0AU

BERRIMAN
EATON

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A stunning contemporary property in this desirable South Staffordshire location with large gardens and finished to a 'London Penthouse' vibe complimented by high tech controls for the heating, security and ambient light settings. (OPTION TO PURCHASE THE NEIGHBOURING PROPERTY 'MEADOW VIEW' £900,000).
Wombourne - 3 miles, Dudley - 5.5 miles, Stourbridge - 5 miles, Merry Hill Centre - 6 miles, Kidderminster - 8 miles, Birmingham - 16 miles (All distances are approximate).

The Stables, Mile Flat

Greensforge

TOTAL: 194.0sq.m. 2088sq.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

LOCATION
The Stables is the left hand side property of the pair. On the South Staffordshire border, this location is semi-rural amidst some lovely countryside with near-by canal tow paths along the Staffordshire Worcestershire canal. Highgate Common, Halfpenny Green Airport, numerous golf clubs and sports facilities are all within easy reach, yet the convenience to the A449 gives a remarkably easy commute into the West Midlands and motorway network.

PROPERTY BACKGROUND
Designed by the award winning CJZ Design Architects for a private client, this and the adjoining property reach not only outstanding design elements for space, flow and light, but are also equipped with luxury fittings and technology for modern day ease. Please view our video for a further taste: https://youtu.be/KvPGfIloaV0

ACCOMMODATION DETAIL
The property has underfloor heating, air conditioning to some rooms, ambient light settings and ceramic tiled floors to the ground floor. Areas have surround sound and bathroom and wardrobes have motion lighting. The open plan kitchen with designed units has Miele branded appliances, whilst the bathrooms include Corian illuminated vanity units to all bathrooms, wall hung WC's and walk in showers. Each room has the facility for wall mounted TV's and the extensive tiling and wall finishes create a timeless interior.

ACCOMMODATION
Entering into the hall with a steel and glass floating staircase, there are doors off to the guest cloakroom and double ground floor bedroom with extensive fitted wardrobes. The large open plan living area for living, eating and cooking, has a fitted kitchen area with designer units set around a large Island with breakfast bar. Miele appliances include large fridge and freezers, induction hob, double oven, warming drawer, dishwasher, sink with boiling tap and Corian work surfaces. A door leads into a separate utility with plumbing for the washing machine and further cupboard storage. The sitting and dining areas feature a double height vaulted ceiling and media wall that includes an electric fire, with 5m width bi-folding doors to the rear terrace. A gas log burner is fitted in one area.

The gallery landing has far reaching views and leads into the principle bedroom suite having a fitted dressing room end fitted with a range of wardrobes and a generous en-suite. The guest double bedroom has far reaching views to the rear with the house bathroom having a walk in shower and freestanding bath.

OUTSIDE
The property has large gardens mainly laid to lawn with a deep full width sun terrace also including a steel pergola that gives shade for a hot tub. There is ample outside lighting and power points, The garden extend to the rear with views over neighbouring farmland. At the front, electric gates provide a shared entrance into the sweeping driveway.

TENURE
We are advised mains water, gas and electricity are connected - the property has it's own septic tank.

SERVICES
We are advised mains water, gas and electricity are connected - the property has it's own septic tank.

LOCAL AUTHORITY
South Staffordshire DC: Awaiting confirmation of Council Tax

FIXTURES AND FITTINGS
A high level of items are already fitted and form part of the sale. Other items are available by separate negotiation.

VIEWING
STRICTLY BY APPOINTMENT ONLY. ENQUIRIES TO: caroline@berrimaneaton.co.uk Tele: 07791166023

Offers Around £695,000

EPC: B

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.

WELCOME TO THE
Good Life
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Calm

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