



The Old Stone Barn, 6 Orton Hall Farm Flash Lane, Wombourne, Wolverhampton, WV4 4TF

BERRIMAN
EATON

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This is a converted barn seeped in history with stunning views across the Countryside with a gated driveway and garage within a communal block. The internal accommodation briefly comprises dining kitchen, shower room, utility/office and vaulted living room to the ground floor. To the first floor there are two double bedrooms and an en-suite to the principal bedroom. The property benefits from LPG central heating and double glazing.

EPC: TO FOLLOW
WOMBOURNE

LOCATION

Flash Lane is a rural, less travelled, road leading to Dimmingsdale. It is located off Orton Lane, opposite Showell Lane. There are a wide range of shops and facilities in neighbouring Wombourne including the Leisure Centre, Wombourne Cricket, Tennis and Bowling Club, two Supermarkets, a selection of shops and several doctors and dentists.

DESCRIPTION

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ACCOMMODATION

The KITCHEN/DINING ROOM is fitted with a range of wall and base units with complementary work surfaces, inset one and a half sink and drainer with mixer tap. There is a Range style oven with fitted extractor and integrated appliances which includes washing machine, wine cooler fridge, freezer and dishwasher. There are double glazed windows to three elevations, underfloor heating, tiled floor and spotlights. The SHOWER ROOM has a walk in curved cubicle, vanity wash hand basin and mixer tap, low level WC, heated ladder towel rail, tiled floor and double glazed opaque window to the front elevation. There is a step up to the LOUNGE which has the staircase which rises to the first floor landing, wooden bespoke stable door, fireplace with gas fire, oak flooring and a vaulted ceiling which has lovely large double glazed windows to the rear elevation, double glazed French doors onto the garden, two spotlights and underfloor heating.

The staircase has wooden balustrades and rises to the FIRST FLOOR LANDING which has a double glazed skylight. DOUBLE BEDROOM 1 has double glazed window to the side elevation, double glazed skylights, fitted wardrobes, spotlights, radiator, airing cupboard which houses the wall mounted central heating boiler and door into the EN-SUITE BATHROOM which comprises bath with shower and screen, low level WC, pedestal wash hand basin with mixer tap, spotlights, tiling to walls and flooring. DOUBLE BEDROOM 2 has a double glazed window to the front elevation, double glazed skylight, beamed ceiling, loft access, wardrobes and spotlights.

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OUTSIDE

To the front of the property there are double gates giving access to the communal parking area which allows for visitor parking to the adjacent barn. There are several garages, one of which is utilised exclusively by The Old Stone Barn and has wooden double opening doors and power. There is a lawn to the front of the barn and access to the front door as well as the STOREROOM/OFFICE which has a double glazed window to the rear elevation and which has power and lighting. There is a walled boundary and a gate which gives access to the REAR GARDEN which has enviable views across the fields, a paved patio area, raised planted borders and a full width lawn. There is a low fence and hedged boundary.

COMMUNAL CHARGE

There is a yearly charge of approximately £250.00 toward the maintenance of the communal areas, gates and septic tank. This may be subject to fluctuation.

We are informed by the Vendors that main electricity is connected however the drainage is to a septic tank and the gas is LPG.

COUNCIL TAX BAND D – South Staffordshire Council

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the WOMBOURNE Office.

The property is FREEHOLD

Broadband – Ofcom checker shows that there is no data for this postcode.

Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

The long term flood defences website shows very low risk

Offers In The Region Of
£500,000

EPC:

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.



6 Orton Hall Farm Wombourne

HOUSE: 84.0sq.m. 904sq.ft.
GARAGE: 12.7sq.m. 136sq.ft.
TOTAL: 96.7sq.m. 1040sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



