

Rookery Barn, 2 Whitehall Farm barns Wolverhampton Road, Himley, Dudley, DY3 4LB

BERRIMAN EATON

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EPC : C
WOMBOURNE OFFICE

LOCATION

Rookery Barn sits amidst this exclusive development known as Whitehall Farm Barns, discreetly positioned just off the A449 in Himley. On the South Staffordshire border, Himley is a quaint village with a Church, Cricket Club, traditional pub, Railway Walk and Himley Hall that includes a sailing lake and 9-hole golf course. Shopping and schooling are available in nearby Wombourne or Kingswinford and the West Midlands road transport network is accessed with exceptional ease.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL is accessed through a bespoke composite door where there is a staircase rising to the first floor landing with wooden balustrades, tiled floor, radiator, spotlights and door into the CLOAKROOM which has a low level WC, vanity wash hand basin and mixer tap, heated ladder towel rail, tiling to the floor and part tiling to walls. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, freestanding island which incorporates the breakfast bar. There is a one and a half sink and drainer with mixer tap, space for a Range style oven with fitted extractor, integrated appliances including washing machine, dishwasher and fridge freezer. There are spotlights, radiator and double glazed French doors onto the rear garden. There is a door into the LOUNGE which has an inglenook fireplace with gas log burner, beamed ceiling, wiring for wall lights, spotlights double glazed window to the front elevation and double glazed French doors onto the rear garden.

The staircase rises to the FIRST FLOOR LANDING which has a storage cupboard and radiator. The PRINCIPAL BEDROOM has double glazed windows to the front and rear elevations, spotlights, two radiators, beamed ceiling and door into the EN-SUITE which has a curved cubicle, vanity wash hand basin with mixer tap, heated ladder towel rail, tiled floor and spotlights. The FAMILY BATHROOM has a bath with shower and screen, vanity wash hand basin with mixer tap which incorporates low level WC, heated ladder rail, double glazed opaque window to the rear elevation, tiled floor, spotlights and beamed ceiling. BEDROOM 4 has fitted furniture with overhead storage, shelving, dressing table, double glazed window to the front elevation and radiator. The staircase rises to the SECOND FLOOR which has wooden balustrades, double glazed skylight and airing cupboard which houses the central heating boiler and hot water tank. DOUBLE BEDROOM 2 has a double glazed skylight, eaves storage, radiator, beamed ceiling, spotlights and a door into the EN-SUITE which has a walk in shower cubicle, vanity wash hand basin with mixer tap which incorporates the low level WC, double glazed skylight, tiled floor and heated ladder towel rail. DOUBLE BEDROOM 3 has double glazed skylight to the rear elevation, eaves storage, spotlights and radiator.

OUTSIDE

The property is approached over a private driveway through to a gravelled forecourt which affords communal parking and a large GARAGE with wooden doors. The REAR GARDEN has the original decorative brick wall with gate over to the fields. There is a lawn area and full width patio and well stocked planted borders

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND F – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is FREEHOLD

Broadband – Ofcom checker shows Standard / Ultrafast are available
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 low to medium risk

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Lettings Office
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Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers In The Region Of
£580,000

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.



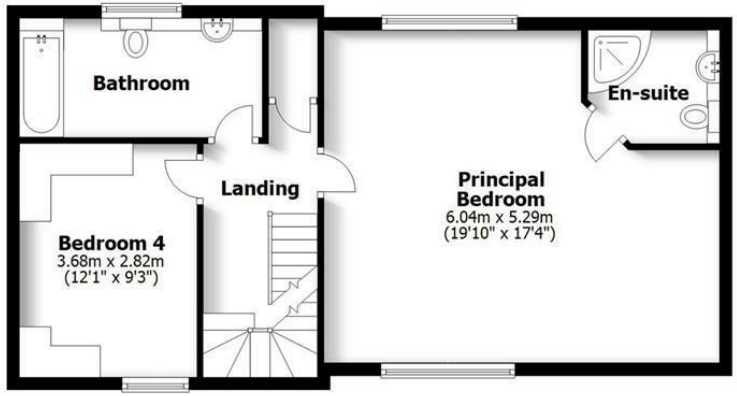



ROOKERY BARN

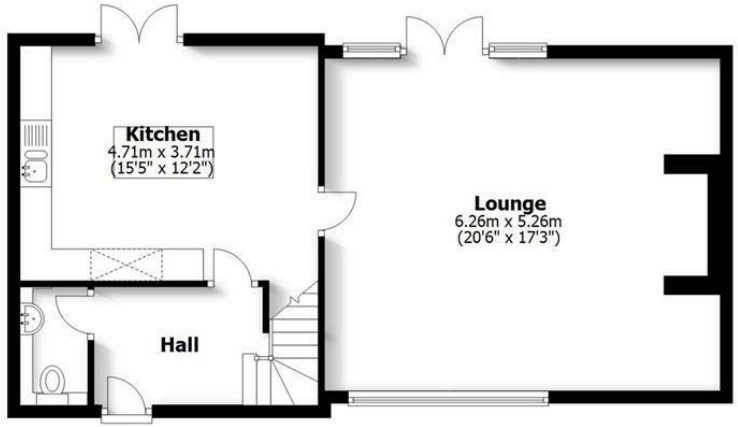
2 WHITEHALL BARNS, HIMLEY

HOUSE: 167.6sq.m. 1804sq.ft.
GARAGE: 26.2sq.m. 283sq.ft.
TOTAL: 193.8sq.m. 2087sq.ft.

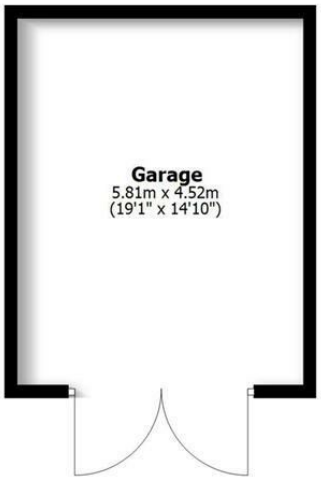
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

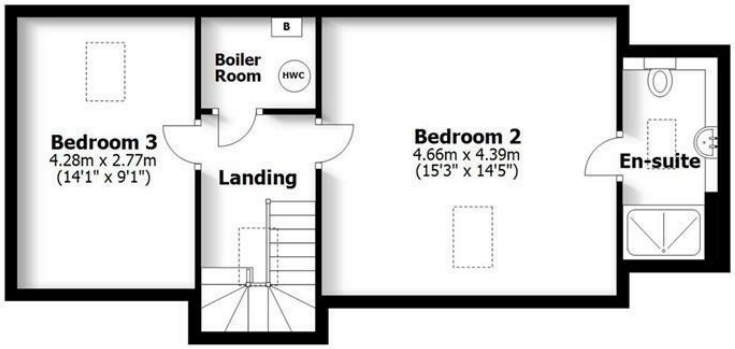


First Floor



Ground Floor





Second Floor




ROOKERY BARN



