

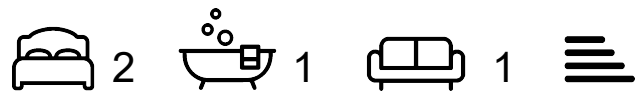
HUNTERS®

HERE TO GET *you* THERE



Boycott Barns

Upper Ludstone, Claverley, WV5 7DH



Council Tax:



Boycott Barns

Upper Ludstone, Claverley, WV5 7DH

£400,000



Reception Hall

Accessed via a paved patio area leading from the rear of the barns this welcoming reception hall has an oak door, internal oak doors to the ground floor rooms, stairs to the first floor, tiled flooring and a central heating radiator.

Lounge Dining Room

14'9" x 13'1" (4.5 x 4)

With a door leading from the reception hall this impressive lounge dining room has solid oak double doors leading to a private patio, further oak door and windows to the front of the barn, tiled flooring and two central heating radiators.

Kitchen

10'2" x 7'6" (3.1 x 2.3)

With a door leading from the reception hall this modern fitted kitchen has a range of wall and base units, work surfaces with tiled splash back, induction hob with stainless steel cooker hood, electric oven, integrated fridge and dishwasher, plumbing for a washing machine, sink and drainer, extractor fan, tiled flooring, cupboard housing boiler, double glazed window to the rear and a central heating radiator.

Shower Room

6'10" x 6'6" (2.1 x 2)

With a door leading from the reception hall this ground floor shower room has a shower cubicle with waterfall shower and separate shower attachment, WC, wash hand basin, chrome heated towel rail, tiled flooring, part tiled walls, double glazed window to the front, shaver point, recessed spotlights and an extractor fan.

Landing

With stairs leading from the reception hall, doors to both bedrooms, two skylights windows, feature beam and a central heating radiator.

Bedroom One

13'1" x 10'2" (4 x 3.1)

With a door leading from the landing, four skylight windows, feature beam, recessed spotlights, eaves storage and a central heating radiator.

Bedroom Two

10'5" x 10'2" (3.2 x 3.1)

With a door leading from the landing, two skylight windows, feature beam, recessed spotlights, built in wardrobes, eaves storage and a central heating radiator.

Garage & Parking

Behind secure electric gates this garage has double doors, power and lighting and has an allocated parking space in front.

Basement Storage

20'0" x 8'10" (6.1 x 2.7)

With a solid door leading from the garden, power and lighting.

Garden

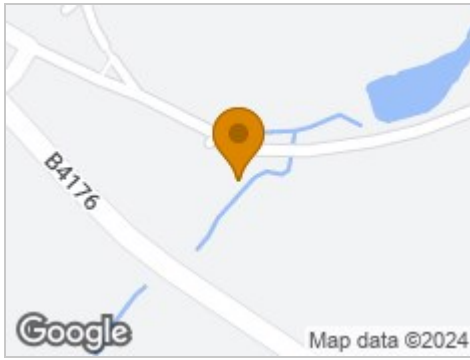
With access via double doors leading from the lounge, there is a lovely private patio area ideal for alfresco dining, steps leading down to gate providing access to a generous sized lawn with shrubs in front and a door leading to the basement storage.

Services

We are advised by our client that mains water and electricity are connected. LPG gas central heating and an ECO drainage system which services the four barns.



Road Map



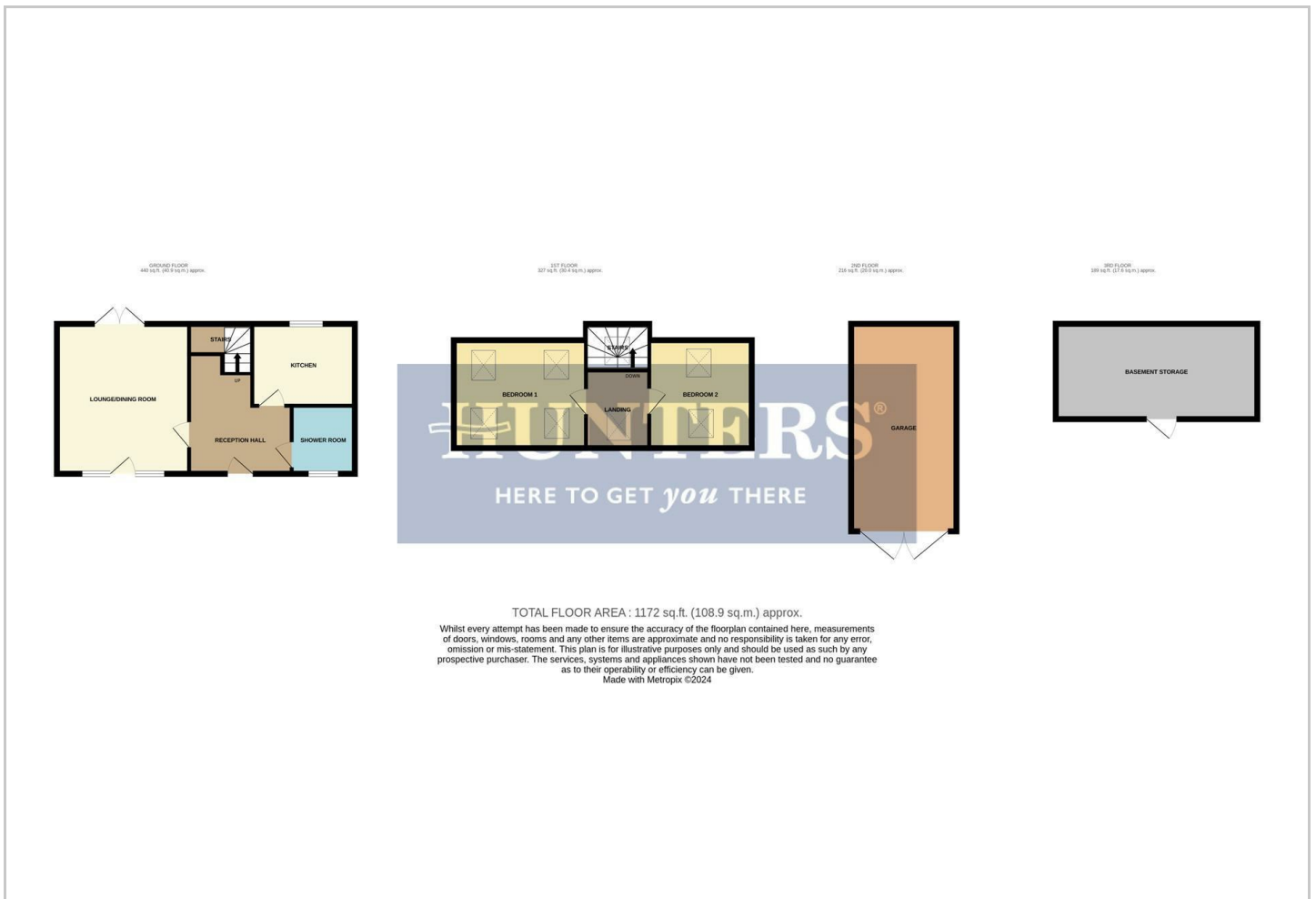
Hybrid Map



Terrain Map

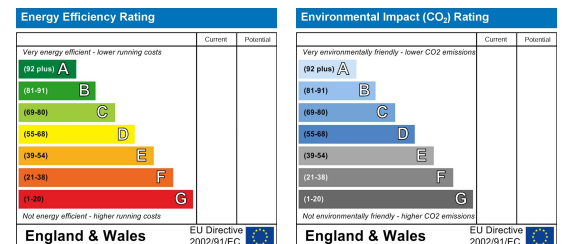


Floor Plan



Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.