



Common Farm, Crown Lane, Iwerley, DY8 2SA

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Hunters Exclusive proudly showcase Magpie Barn, a stunning three bedroom semi detached barn conversion located in the picturesque village of Iwerley. This beautiful residence boasts an impressive kitchen family room with double glazed aluminum french doors to the rear garden, a separate utility, living room and a boiler room. Along with a master an en suite bedroom, two further bedrooms and a stylish bathroom, providing ample space for comfortable living. The property features a wooden cladded outbuilding with double glazed bi fold doors to the front, suitable for home gym/office, along with manicured front and rear gardens, ideal for relaxing outdoors or hosting. With its unique character and spacious layout, this barn conversion is the perfect blend of traditional charm and contemporary living with the convenience of underfloor heating, ensuring warmth and comfort throughout the home. Situated off Crown Lane, this impressive family home offers a tranquil setting perfect for those seeking a peaceful retreat with surrounding countryside views whilst being positioned within a short distance to Stourbridge Town and Hagley.





Front Of The Property

With a gated sweeping chipping stone driveway providing ample off road parking, electric car charging point, large mature lawn and outdoor lighting.

Entrance Hall

With a double glazed door to front, recessed spotlights and doors to various rooms.

Kitchen Family Room

28'5" x 17'10"

With a door leading from the entrance hall and to the utility, fitted with a range of kitchen wall and base units, quartz work surfaces, matching splashback, one and a half inset stainless steel sink, integrated double oven, five ring induction hob, extractor fan above, integrated dishwasher and fridge freezer, tiled floor, space for dining and seating, underfloor heating, recessed spotlights and double glazed aluminum french doors to the rear garden.

Utility

5'4" x 5'11"

With a door from the kitchen, fitted with a range of wall and base units, quartz work surfaces with matching splashback, tiled floor, stainless steel sink, plumbing for washing machine and tumble dryer, tiled floor and underfloor heating.

Living Room

29'5" x 19'2"

With a door from the entrance hall and to the boiler room, feature high vaulted ceiling, double glazed window to side, air conditioning unit and double glazed bi fold doors to front.



Boiler Room

With a door from the living room to useful storage area with tiled floor and a wall mounted boiler.

Bedroom One

12'2" x 10'11"

With a door from the entrance hall and to the en suite, fitted wardrobes, hanging shelving, double glazed window to front and underfloor heating.

En Suite

With a door from bedroom one, shower cubicle, WC, wash hand basin set into vanity unit, part tiled walls, tiled floor, recessed spotlights, extractor fan and a chrome heated towel rail.

Bedroom Two

12'3" x 9'8"

With a door from the entrance hall, feature high vaulted ceiling, skylight window, recessed spotlights and underfloor heating.

Bedroom Three

12'0" x 9'0"

With a door from the entrance hall, double glazed window to front, recessed spotlights and underfloor heating.



Bathroom

With a door from the entrance hall, whirlpool bath with shower over and fitted glass shower screen, WC, wash hand basin set into vanity unit, mirror fitted cabinet, part tiled walls, tiled floor, recessed spotlights, extractor fan, skylight window, underfloor heating and a chrome heated towel rail.

Outbuilding

20'4" x 15'5"

With aluminium bi fold doors to front, laminate floor, Power points, wooden cladded walls, suitable for home office/gym with a storage area to rear.

Garden

With double glazed aluminum french doors from the kitchen to a large patio, lawn beyond with shrub borders, outside tap, outdoor lighting and a gate to the front garden.

Agents Note

We have been advised by the seller that the property has LPG gas central heating, a private septic tank and a shared driveway leading up to the gated entry.

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. 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.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Stourbridge -
01384 443331 <https://www.hunters.com>

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