



Smallholding Barnhurst Lane Bilbrook Codsall Wolverhampton WV8 1RS

for sale guide price
£320,000



Auctioneer's Comments

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The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

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Property Description

Connells Award Winning Estate Agents in Wolverhampton are offering for sale this unique rural development opportunity which includes an interesting detached barn with planning permission (planning ref 21/00423/FUL subject to times frames)/ chain free semi-detached house, rural gardens and extra land to rear.

The main semi-detached home comprises of an entrance hall, lounge, fitted kitchen, sun room to side, ground floor shower room and three bedrooms. Externally this semi detached property has front, side and rear gardens (with extension possibilities and built plot potential the left hand side (STPP).

The detached barn is situated to the rear of the property and requires viewing to fully appreciate its potential.

The Location & Area

Situated on Barnhurst Lane located on the Bilbrook border offering canal views to front. The M54 and M6 motorways and the i54 commercial development is also relatively close by along with popular shopping within Bilbrook and Codsall. Popular schools can also be found just a stone's throw away from the property with a selection of doctors, dentists and nurseries.

Entrance Hall

Double glazed door to front access, stairs to landing, storage cupboard, doors to various rooms.

Lounge

17' x 10' 3" (5.18m x 3.12m)
Double glazed window to rear and front, central heating radiator, door to hall, brick built fireplace.

Kitchen Diner

12' x 10' (3.66m x 3.05m)

Two double glazed windows to rear, doors to various rooms, wall and base units with square edge work tops, single drainer sink unit.

Sun Room

Double glazed door to and window to rear access.

Inner Hall

Doors to various rooms, storage cupboard.

Shower Room

Double glazed window to rear, low flush toilet, walk-in shower area, pedestal wash basin, central heating radiator, door to inner hall.

First Floor Landing

Bedroom One

12' 3" x 13' (3.73m x 3.96m)

Double glazed windows to front and rear, central heating radiator, door to landing.

Bedroom Two

10' 4" x 7' 6" (3.15m x 2.29m)

Double glazed windows to front, central heating radiator, door to landing.

Bedroom Three

10' 5" x 9' 3" (3.17m x 2.82m)

Double glazed windows to rear, built-in wardrobes, central heating radiator, door to landing.

Outside Front

Lawned area, gate and pathway leading to main entrance, selection of trees, plants and shrubs.

Outside Side

Build plot potential subject to planning permission, please take advice before incurring any costs. Lawned area, selection of trees, plants and shrubs, access to front garden.

Outside Rear

Off road parking area accessed through the main drive, selection of outbuildings with conversion potential subject relevant permission (the current driveway to left hand side of the property is NOT included in this sale.

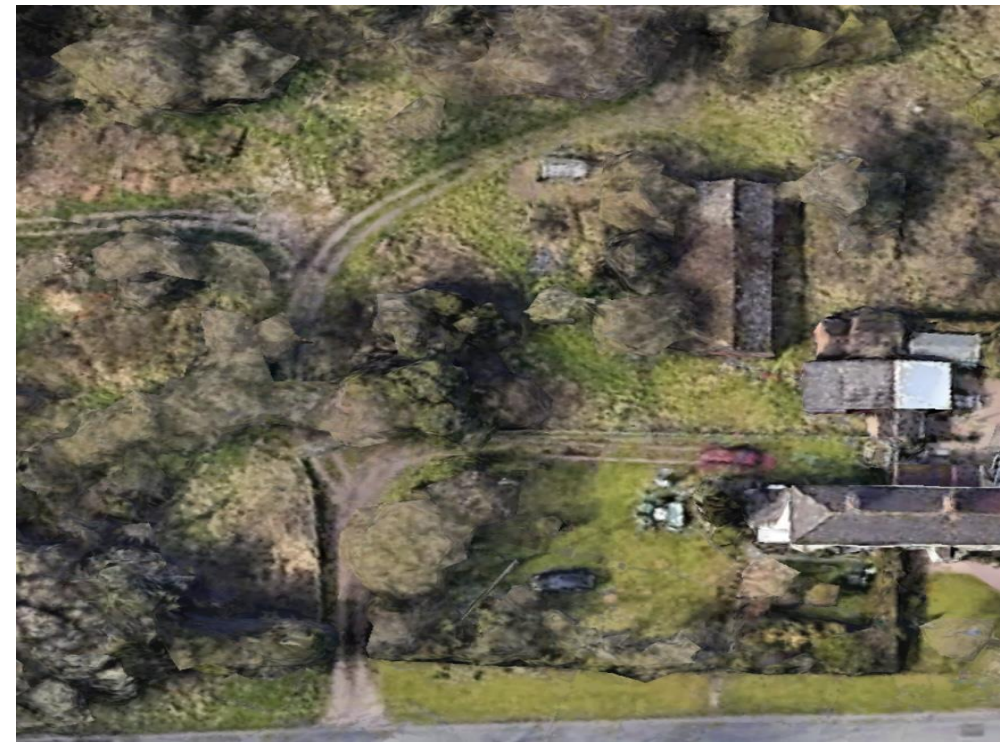
Detached Barn

16' 9" x 58' 6" (5.11m x 17.83m)

The currently planning permission for the detached barn includes lounge, entertainment kitchen diner, utility/boot room, three bedrooms (Bedroom Three/Home office), bathroom, en-suite within the current planning.

Agents Note

Please note the plan attached is a suggestion for potential building and conversion. This is subject to relevant planning and building regulations consents. Please consult with your planning advisor, local planning department and conveyancer before incurring any costs. The full boundaries are to be confirmed with the current owner and their conveyancer. The blue marked plots on the plan are suggestions, again subject to planning permission.



Existing Ground Floor Plan @ 1/50 Scale



Existing Side Elevation @ 1/100 Scale



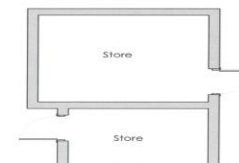
Existing Rear Elevation @ 1/100 Scale



Existing Front Elevation @ 1/100 Scale



Existing Side Elevation @ 1/100 Scale



Existing Ground Floor Plan @ 1/50 Scale



Existing Side Elevation @ 1/100 Scale



Existing Front Elevation @ 1/100 Scale



Existing Rear Elevation @ 1/100 Scale



Existing Side Elevation @ 1/100 Scale



To view this property please contact Connells on

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Tenure: Freehold



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