



**Connells**

Manor Farm Barns Bognop Road  
Essington Wolverhampton

# Manor Farm Barns Bognop Road Essington Wolverhampton WV11 2AZ

for sale offers in the region of  
**£485,000**



## Property Description

The award winning Connells Wolverhampton branch are proud to offer this immaculately presented three bedroom barn conversion which is situated on a private development in the sought after village of Essington with serene Countryside views.

The property offers an abundance of space with its inviting entrance hallway, convenient ground floor WC, an impressive open plan modern kitchen/ dining room and lounge with adjoining utility cupboard and separate office.

Venturing upstairs you'll be greeted with a gallery landing, family bathroom and three bedrooms, with the main bedroom boasting a dressing area and a stylish en-suite shower room, which also benefits from having underfloor heating.

Outside to the front is a secure electronic gate entrance with intercom system, a communal courtyard, two allocated parking spaces with one electric car charging point and visitor parking. To the rear is a low maintenance rear garden with a summerhouse which is currently used as a bar and storage shed.

This unique residence is a must view with its vaulted ceilings and exposed beams, countryside views and spacious rooms.

Call the Connells Wolverhampton branch today to book your viewing.

## Location And Area

Situated in the ever popular village of Essington noted for the outstanding St Johns School. There is a wonderful selection of shopping within Wednesfield and Bentley Bridge retail park along with further shopping in Penkridge, Cannock, Wolverhampton and Telford. Further schools can be found within Cheslyn Hay, Wolverhampton and Shareshill. The M54 and M6 motorways are also relatively close by.

## Approach

Secure electronic gate with intercom system, communal grounds and visitor parking and two allocated parking spaces with an electric car charging point.

## Entrance Hall

Radiator, spotlights, storage cupboard, stairs to first floor, door to ground floor wc, open plan kitchen diner and lounge.

## Open Plan Kitchen, Lounge/Diner

25' max x 23' 10" max ( 7.62m max x 7.26m max )

Matching wall and base units with plinth lights, granite work tops. one and a half drainer sink with spray mixer tap, integrated appliances such as dishwasher, fridge, freezer and oven and grill, induction hob with extractor above, breakfast bar, spotlights, two radiator, exposed brick chimney breast with oak beam, french door to rear garden, double glazed window to rear, doors to hallway, office and utility.

## Kitchen

Matching wall and base units with plinth lights, granite work tops. one and a half drainer sink with spray mixer tap, integrated appliances such as dishwasher, fridge, freezer and oven and grill, induction hob with extractor above, breakfast bar, spotlights, two radiator, exposed brick chimney breast with oak beam, french door to rear garden, double glazed window to rear, doors to hallway, office and utility.

## Office

7' 10" x 7' ( 2.39m x 2.13m )

Partly tiled walls, double glazed window to side.

## Utility

7' x 4' 1" ( 2.13m x 1.24m )

Plumbing point for washing machine, space for dryer, partly tiled walls.

## Downstairs Wc

Partly tiled walls, low flush wc, wash hand basin, radiator, door to hallway.

## Gallery Landing/ Office Area

Double glazed window to front, vaulted ceiling, radiator, four wall lights, cupboard housing the water tank, doors to family bathroom and three bedrooms.

## Bedroom One

13' 1" x 11' 10" ( 3.99m x 3.61m )

Double glazed window to side with secondary glazing, radiator, vaulted ceiling, three wall lights, open plan with dressing room.

## Dressing Room

11' 1" x 8' 1" ( 3.38m x 2.46m )

Fitted wardrobe, spotlights, radiator, door to en-suite shower room.

## En-Suite

Walk in shower, low flush wc, wash hand basin unit, bidet, cast iron style radiator, heated towel rail, ceiling spotlights, two wall lights and benefits from having underfloor heating.

## Bedroom Two

13' x 11' ( 3.96m x 3.35m )

Double glazed window to side with secondary glazing, radiator, vaulted ceiling.

## Bedroom Three

13' 1" x 11' 10" ( 3.99m x 3.61m )

Double glazed window to rear, radiator, vaulted ceiling.

## Bathroom

Panelled bath, low flush wc, was hand basin, partly tiled walls, heated towel rails, extractor fan, ceiling spotlights, shaver socket point, benefits from have a separate shower cubicle.

## Outside Rear

Paved rear garden with block paving, fitted spotlights, rear gate to the shared access for country side walk, summer house with two parts being used for storage and bar area, lighting and power.

## Summer House

7' 1" x 7' 1" ( 2.16m x 2.16m )

light and power

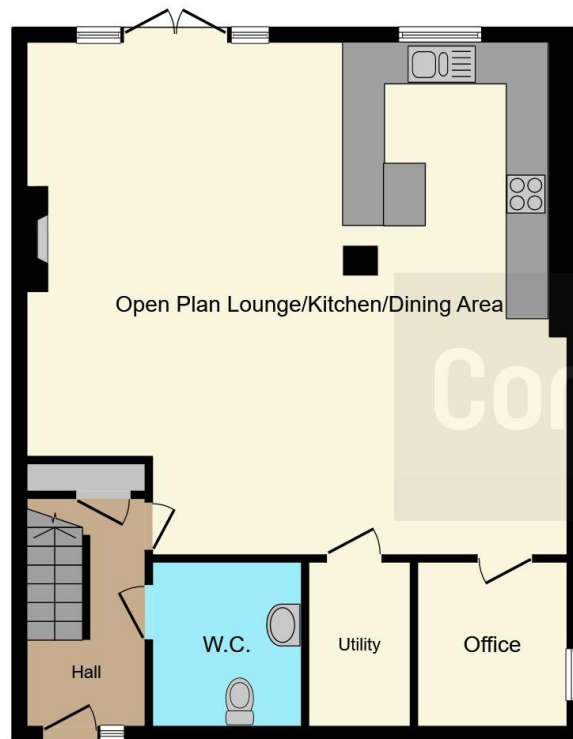
## Agents Note

There is site fee of £75 per month.









**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: E Council Tax  
 Band: E

Tenure: Freehold

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