

Amber Cottage, Home Farm Road Wolverhampton WV6 7HX

Welcome to "Amber Cottage" a Cosy Semi Detached Barn Conversion of charm and character forming part of Home Farm, an exclusive development within Burnhill Green on the Staffordshire-Shropshire border, yet despite its rural location, Albrighton village and the historic town of Shifnal are just a short drive away where you will find a selection of shops, restaurants, bars, cafes and highly regarded schooling in both sectors. Stepping into this delightful property an entrance hall welcomes you extending along to the ground floor rooms including a handy guest cloakroom, a fabulous Principle Bedroom suite boasting a spacious contemporary shower room along with a walk-in dressing room. There's also access into the well appointed dining kitchen featuring balustrading to the upper floor and furthermore a spacious and inviting lounge forms the heart of the home with its captivating inglenook fireplace, exposed timbers and trusses creating a cosy atmosphere. Upstairs you will find a bathroom serving a second bedroom linking to a useful galleried space currently in use as a home office. Outside the lawned and totally enclosed back garden is a perfect spot to enjoy the sunshine.

ACCESS The approach to the barn over a decorative gravelled driveway is most impressive in addition to a well kept lawn and flowers bordering the property.

Overview

- A Fabulous Two Bedroom Semi Detached Barn Conversion forming part of Home Farm, an Exclusive Development in Burnhill Green on the Staffordshire-Shropshire Border
- Well Located for access to the M54 (Junction 3) Albrighton village and Shifnal town with excellent amenities and schooling in both sectors
- Period Features including beams, trusses, oak doors, flooring and a delightful Inglenook Fireplace
- Lounge with rear garden access and a delightful Inglenook fireplace
- Dining Kitchen

ACCOMMODATION A timber entrance door opens to **ENTRANCE HALL** Having two frontal aspect windows, wall lighting, oak flooring, beams and trusses, radiator, a door to the principle bedroom suite and access to the **DOWNSTAIRS GUEST CLOAKROOM** Having tiled flooring, extractor fan, ceiling light, a free standing hand wash basin with mixer tap and an enclosed flush **W.C.** **PRINCIPLE BEDROOM** Laid with carpet and having a radiator, lighting, French doors to the rear garden and doors to the En Suite and Dressing Room. **DRESSING ROOM** Laid with carpet and having down lighting, a splendid array of built in wardrobes with concertina doors and a further cupboard with shelving housing the Worcester Bosch central heating boiler. **EN SUITE SHOWER ROOM** Contemporary and beautifully appointed with down lighting, ceramic tiled flooring, part tiled walls, a chrome heated towel rail, extractor fan, a large built in storage cupboard comprising of spacious walk-in shower cubicle, a high gloss large vanity unit with drawers beneath and inset with hand wash basin. **DINING KITCHEN** French doors open out to the rear garden from the dining area having ceiling lighting over, radiator, flooring is laid to oak flooring and quarry tiling within the kitchen area. A window overlooks the rear garden having a one and a half bowl stainless steel sink beneath, a range of traditional style cupboards with undercupboard lighting adorn the walls topped with marble effect work surfaces, there's downlighting, a Bosch ceramic hob with an extractor over and an electric cooker beneath. Integrated appliances include a fridge and dishwasher. In addition, discreetly hidden away behind double doors a utility cupboard having plumbing within houses a counter top with space for a washing machine and dryer beneath. **LOUNGE** A wonderful room full of character with its inglenook fireplace creating a focal point, a vaulted ceiling and timbers as well as its high window. Wall lighting and spotlighting create a cosy atmosphere during winter evenings along with the gas fired stove creating a glow within the fireplace. and two radiators provide warmth. French doors also lead out to the delightful rear garden.

From the entrance hall a carpeted turning timber staircase with a handrail rises to the **FIRST FLOOR LANDING** - with a stairhead shelved storage cupboard, wall lighting, feature timbers, doors to the bathroom, second bedroom sitting alongside the galleried study area. **SECOND BEDROOM** Having two Velux skylight windows, carpet, exposed timbers, down lighting, two built in wardrobes with shelving and a step up to the galleried study area. **BATHROOM** Well appointed with ceramic tiled flooring, two wall lights, exposed timbers, radiator, extractor fan and a suite comprising of a panelled bath with mixer tap and hand held attachment, hand wash basin, **W.C.** and a useful built in cupboard. **REAR GARDEN** A perfect spot to enjoy dining al fresco where paved and gravelled areas have been created for seating and dining overlooking a good sized lawn featuring well stocked perennial borders and trees providing colour and interest through the seasons. Lighting along the barn wall provides evening illumination and a stone walled and fenced perimeter ensure privacy. There's also convenient gated access through an archway into the gravelled courtyard where the oil tank and LPG cylinders are housed within a fenced compound and the large barn is marked out with the allocated car parking spaces. It also gives pedestrian access along with an electric main door. Alongside the garaging Amber Cottage also benefits from its own lockable storage facility. **SHROPSHIRE COUNCIL TAX BAND: E EPC RATING: DIRECTIONS:** Take the Wolverhampton Road out of Shifnal (A464) turning right signposted Burnhill Green and continue along past Rushey Lane taking the next turn into Home Farm Road and travel down to a gravelled driveway where a signpost indicates the names of the barns. **SAT NAV POST CODE: TF11 WV6 7HX** what3wordslocation:reduce.viewing.cookie







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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. F710



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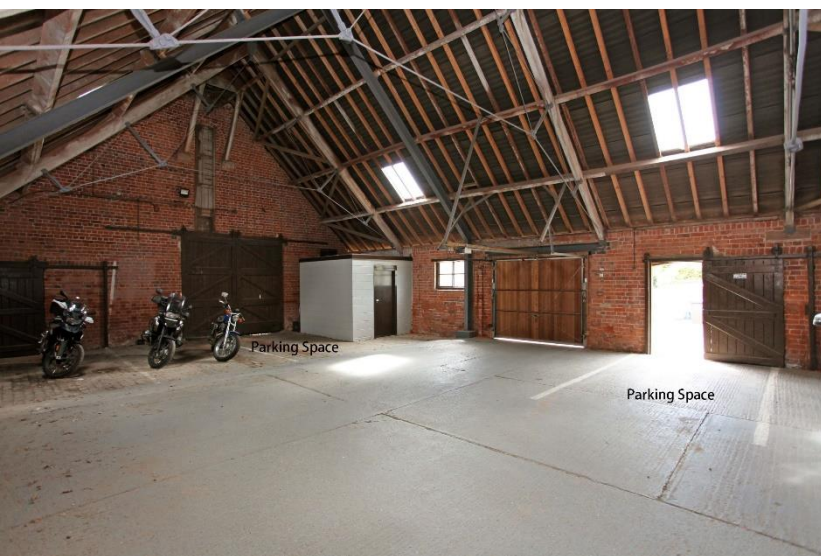
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Total area: approx. 136.5 sq. metres (1469.6 sq. feet)

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