



3 SUTTON FARM BARN, THE CLOSES, SUTTON FARM, WOLVERHAMPTON, WV5 7BU

UNIQUE OPPORTUNITY TO RENT A STUNNING BARN CONVERSION

This Stunning Barn Conversion is surrounded by beautiful countryside. The property is set on the edge of the picturesque Village of Claverley.

The modern accommodation is set on one level and consists of: Master Bedroom with Ensuite Shower Room,

Two additional Bedrooms, Bathroom, Open Plan Living including fitted kitchen, access to Southerly Facing Rear Garden is through patio doors off the living area. To the front of the property is a lawned area with a Summer House. Parking for 2 cars including x1 electrical charging point.

Heating is provided by Air Source underfloor heating.

SHROPSHIRE COUNCIL BAND D

DEPOSIT £1903

HOLDING FEE £379



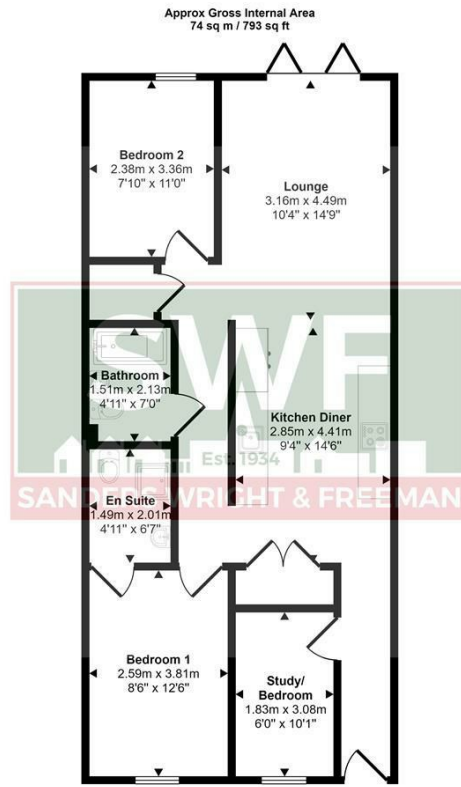
3 SUTTON FARM BARNES, THE

- Stunning Barn Conversion • Pictureque Location • Three Bedrooms • En-Suite Shower Room • Open Plan Living with Fitted Kitchen • Gardens/Parking for 2 Cars • Air Source Central Heating



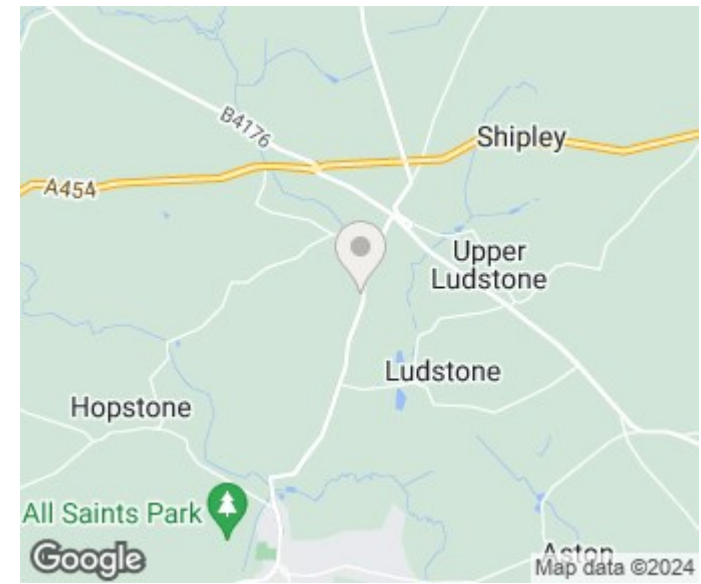
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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			99
(92 plus) A			
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements