



## 3 SUTTON FARM BARNES, THE CLOSES, SUTTON FARM WOLVERHAMPTON, WV5 7BU

ASKING PRICE £330,000  
**FREEHOLD**

Stunning Barn Conversion situated towards the edge of the picturesque village of Claverley and surrounded by beautiful countryside. Contemporary single storey accommodation comprising master bedroom with en-suite shower room, two additional bedrooms, bathroom and impressive open plan living area with fitted kitchen and access to the southerly facing rear garden. To the front of the property is a lawned area with a summer house, parking for 2 cars and an electrical charging point. Heating is provided by Air Source underfloor heating.



## 3 SUTTON FARM BARN, 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



### APPROACH

The property is approached via a tree lined driveway with electric gated entrance and parking for two cars with EV charger.

### RECEPTION HALL

Radiator.

### KITCHEN/DINING AREA

Open Plan kitchen and dining area with skylight window above, underfloor heating, and a range of wall, drawer and base units with work surface over and incorporating a Belfast style sink with Hot Tap, integrated Fridge freezer and dishwasher.

### LOUNGE

Double glazed, bi-folding doors out to the rear garden, underfloor heating and an electric log burner.

### INNER HALLWAY

Useful storage cupboard with Air Source underfloor heating tank and plumbing for washing machine.

### BEDROOM ONE

Double glazed window to the front, underfloor heating.

### EN SUITE

Towel radiator, Part tiled walls and suite comprising of close couple w.c., sink with vanity unit, shower enclosure.

### BEDROOM TWO

Double glazed window to the rear, underfloor heating.

### BEDROOM THREE

Double glazed window to the front, under floor heating.

### BATHROOM

Towel radiator, under floor heating, part tiled walls and suite comprising close couple w.c, sink with vanity unit beneath and panelled bath with shower above.

### REAR GARDEN

To the rear of the property is a lawned garden with gated access to pleasant woodland walks.

### TENURE

The property is Freehold

### SERVICES

The agent understands that mains electricity, water and drainage are available.

### COUNCIL TAX

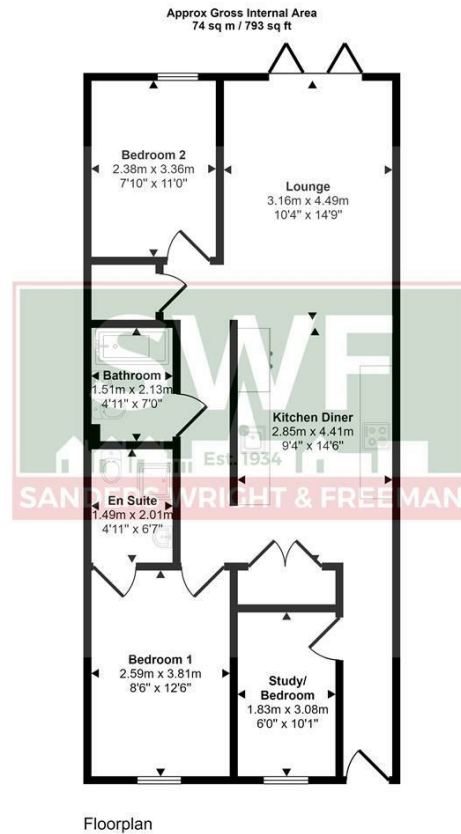
Shropshire Council - Tax Band D

### OTHER INFORMATION

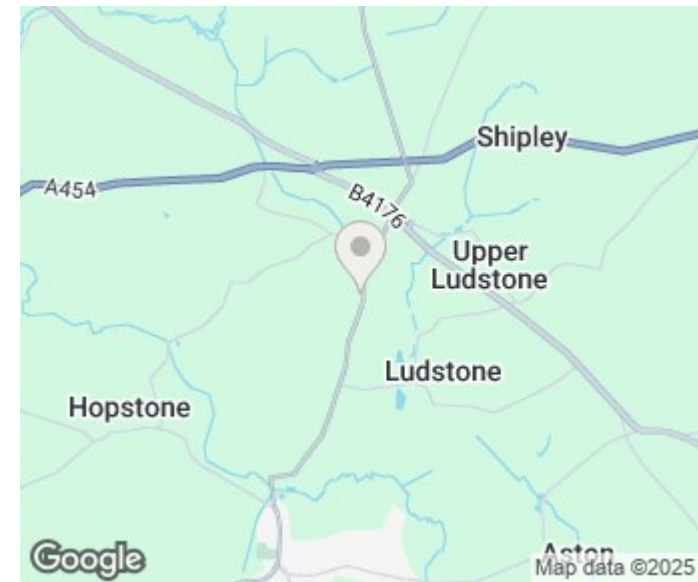
The vendor of this property is a relative of an employee of Sanders, Wright & Freeman.

### 3 SUTTON FARM BARN, THE





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