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2 Albert Barns, Brinsford, Wolverhampton

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Asking price £425,000



Key Features

- A truly stunning barn!
- Three double bedrooms
- Two en suites and a family bathroom
- Garage and parking
- Gated development
- Hugely popular residential area
- EPC rating B
- Freehold





Oregano Barn - A Distinctive and Luxurious Four-Bedroom Barn Conversion in the Prestigious Albert Barns Estate!

Construction type: Constructed using durable blockwork, then clad in a blend of natural masonry and timber

Positioned within the exclusive Albert Barns Estate, Oregano Barn presents a rare opportunity to acquire a freehold, newly completed barn conversion that combines the character and charm of rural architecture with high-specification modern living. Expertly crafted and designed with both elegance and functionality in mind, the home showcases underfloor heating, spectacular countryside views, and a private gated driveway, all wrapped within a setting that offers both tranquillity and timeless appeal.

Accommodation Overview

At the heart of the home lies a stunning open-plan kitchen and dining space, designed to impress with its sleek modern layout and premium AEG appliances. This beautifully configured area has been finished to an exceptional standard and offers the perfect environment for both day-to-day family living and entertaining.

Adjoining the kitchen is the expansive main lounge, a showstopping space enhanced by full-width bi-fold doors that open directly onto breathtaking open views. This seamless connection between indoors and outdoors creates a striking yet calming living experience, filled with light and panoramic scenery.

The ground floor also includes two spacious double bedrooms, each thoughtfully designed and finished with a high level of craftsmanship,

offering flexible accommodation for family members, guests, or even working-from-home needs.

To the first floor, the principal bedroom suite offers a luxurious private haven, complete with a modern en-suite bathroom featuring high-end fixtures and stylish design details. An additional bedroom on this floor provides further versatility, while a well-appointed family bathroom ensures convenience and comfort across the upper level.

External Features

Approached via a private driveway, the property sits within a manageable plot surrounded by landscaped pathways, tasteful outdoor lighting, and spectacular rural views. The garden areas are designed for ease of maintenance, while still offering charm and potential for further personalisation.

A detached, newly built garage includes an electric vehicle charging point, aligning with the eco-conscious ethos of the development and future-proofing the home for modern living.

Utilities & Services

Oregano Barn is connected to mains water and electricity, with drainage via a shared sewage treatment plant. Heating is supplied via a mains-powered boiler system, with efficient underfloor heating throughout the ground floor and the benefit of air conditioning and Wi-Fi-controlled heating for optimum comfort and convenience.

Communal elements such as the driveway are managed by a residents' association, ensuring the development is well maintained, with anticipated minimal annual service charges for residents.





Architectural Quality & Design

The property is a testament to expert craftsmanship and architectural vision. Designed by Fisher German and detailed by Prior Architects, the barn has been constructed using durable blockwork, then elegantly clad in a blend of natural masonry and timber, showcasing both substance and style. Internally, you'll find Porcelanosa tiling, composite windows, and a state-of-the-art Bosch boiler system, all working together to deliver a home that is not only beautiful but built to last.

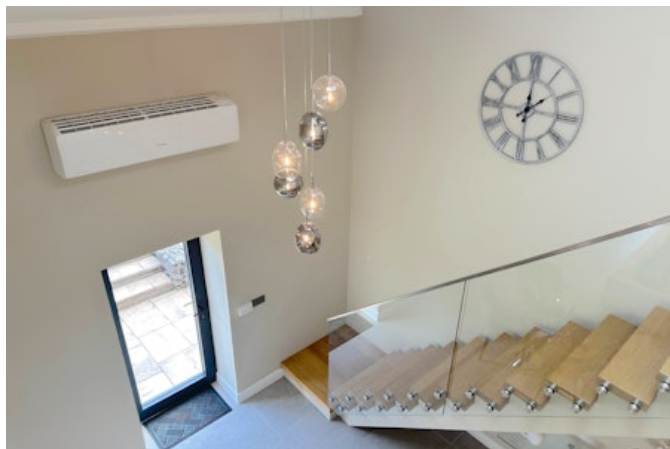
The barn's design respects and enhances the natural landscape, with sustainability and environmental sensitivity at the core of the development — including efforts to preserve local wildlife habitats and integrate the property harmoniously into its rural surroundings.

Peace of Mind

For added reassurance, the property is sold with the remainder of a 10-year ICW structural warranty, along with any remaining cover from the 2-year ICW workmanship warranty. Stroma Building Control conducted regular inspections during the build process, ensuring full compliance with building regulations, and all manufacturers' warranties will be passed directly on to the new owner.

In Summary

Oregano Barn is an exceptional and distinctive home, seamlessly blending period-inspired charm with the very best of contemporary design and environmental responsibility. Its idyllic location, combined with high-quality finishes and thoughtful modern touches, makes it a truly special opportunity for discerning buyers seeking a ready-to-move-in countryside retreat with personality, practicality, and prestige!



Feature Open Plan Living Space and Kitchen
8.5m x 6.12m (27'11" x 20'1")

Internal Hallway

Downstairs Bedroom Three
4.12m x 2.85m (13'6" x 9'5")

Downstairs Bathroom
2.30m x 1.73m (7'6" x 5'8")

First Floor Landing

Bedroom One
4.51m x 5.22m (14'10" x 17'1")

En Suite
2.32m x 1.59m (7'7" x 5'2")

Bedroom Two
2.85m x 4.41m (9'5" x 14'6")

En Suite
2.23m x 1.59m (7'4" x 5'2")

ID checks

Once an offer is accepted on a property marketed by Belvoir Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Belvoir Estate Agents we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £36.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





GROUND FLOOR



1ST FLOOR

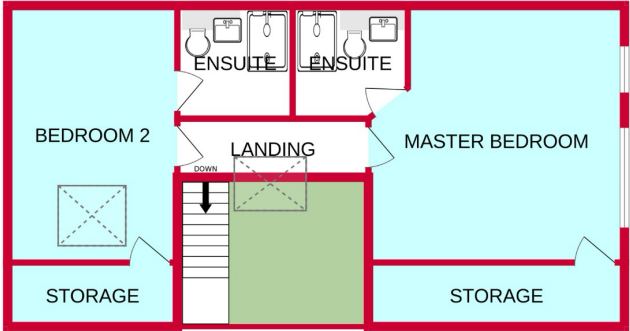
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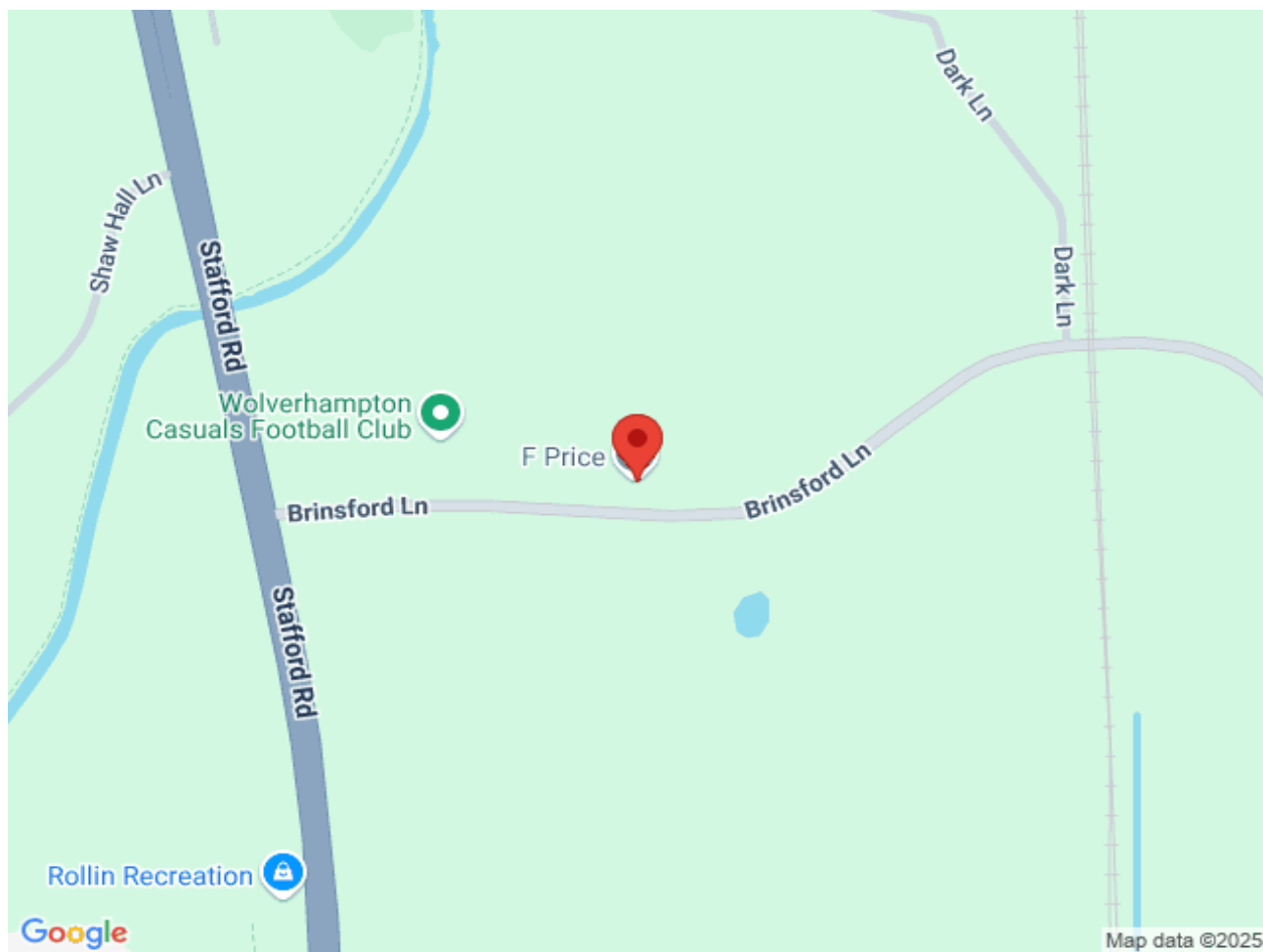
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Sales



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