



Highway Barn, Sandyfields Road, Sedgley, Dudley, South Staffordshire, DY3 3DL

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A fine, detached barn conversion providing tasteful accommodation and décor standing in an exclusive, gated development with views across open fields and countryside

(EPC: D). WOMBOURNE OFFICE.

LOCATION

Highway Barn is located in a favoured, semi-rural situation within easy reach of local amenities including well respected schooling in both sectors. Public transport can be found nearby with convenient access to wider commuter transport links to Dudley, Wombourne, Wolverhampton and Birmingham.

DESCRIPTION

Highway Barn stands in a lovely semi-rural location with views over the open fields and countryside and secured, communal gated access. The property is approached over a communal area serving three properties. There is a further gate giving access to a gravelled driveway providing off road parking. The garden is located at the front of the property. The internal accommodation comprises lounge, breakfast kitchen, downstairs w/c and underfloor heating to the ground floor. To the first floor there are two double bedrooms and a shower room. The property benefits from central heating, double glazing, an alarm system and the benefit of no upward chain.

ACCOMMODATION

The property is entered through a bespoke wooden stable-style door with double glazed top half opening into the ENTRANCE HALLWAY stone flooring with underfloor heating, storage understairs with fitted wardrobe space and hanging rails and staircase rising to the first floor landing. The CLOAKROOM has a low-level wc, vanity wash hand basin with stainless steel mixer tap, tiled walls and floor and extractor. The KITCHEN is presented to a very high standard comprising a range of wall and base units with complementary work surfaces, downlights and plinth lighting, inset 1½ bowl sink and drainer with stainless steel mixer tap, large induction hob, two integrated double ovens, integrated microwave, space for an American-style fridge freezer and space for a wine cooler, breakfast bar, spaces for washing machine and tumble dryer, integrated dishwasher, stone flooring with underfloor heating, and bespoke double glazed window to the front elevation with fitted wooden slatted blinds. The LOUNGE has a centrepiece chimney with electric fire, wooden flooring, bespoke double glazed French doors opening onto the patio, and spotlights.

The staircase rises to the first floor LANDING with fitted storage cupboards, double glazed Velux skylight, window seat, and there are TWO DOUBLE BEDROOMS. BEDROOM 1 has bespoke fitted wardrobes with sliding doors into the eaves, spotlights, two skylights to the front and rear elevations and double glazed window with fitted blinds with views overlooking the fields and countryside beyond. BEDROOM 2 has double glazed Velux skylights to the front and rear elevations, double glazed windows with wooden slats to the side and bespoke wardrobes with sliding doors into eaves. The SHOWER ROOM has a walk-in double shower cubicle with multi-jets and multi-headed shower, fitted shelving, vanity unit with wash hand basin with plinth lights and low-level wc, double glazed Velux skylights to the rear elevation, tiled walls and floor, spotlights and heated ladder towel rail.

OUTSIDE

There is electronically operated secure gated access into the communal courtyard with parking and the property lies beyond wooden gates with gravelled parking area providing parking for several vehicles, wooden trellis surrounding a lawn area, established planted borders, water feature and steps leading down to a full-width patio area leading to the SUMMERHOUSE with double glazed French doors, double glazed window to the front elevation, power, external power sockets, wooden panel walls and ceiling, lighting, storage area and access to the rear passage. The patio leads around the side and rear of the property, there is outside water tap, security lights, dwarf wall and gates.

SERVICES

We are informed by the Vendors that mains electricity and water are connected. Drainage is to a septic tank in the neighbouring property which costs approximately £60pa. There is an LPG gas tank situated in the rear field.

COUNCIL TAX BAND D - South Staffordshire DC.

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Wombourne office.

NOTE The white goods are available by separate negotiation.

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Offers around
£395,000

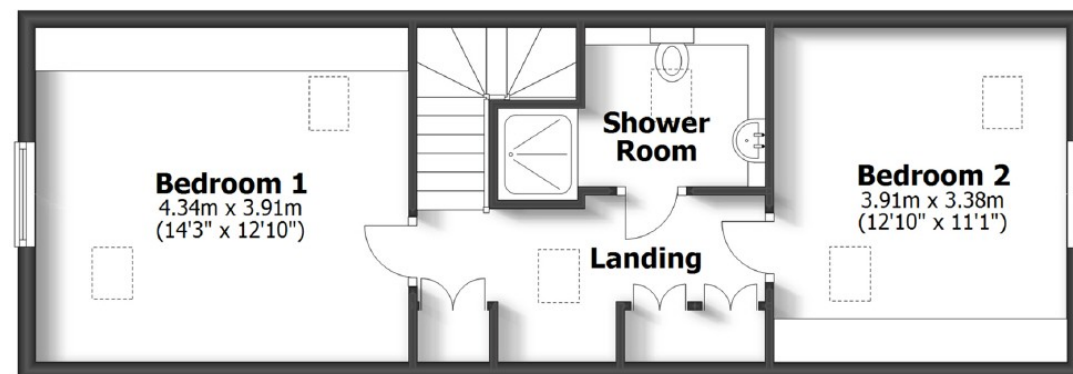
EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

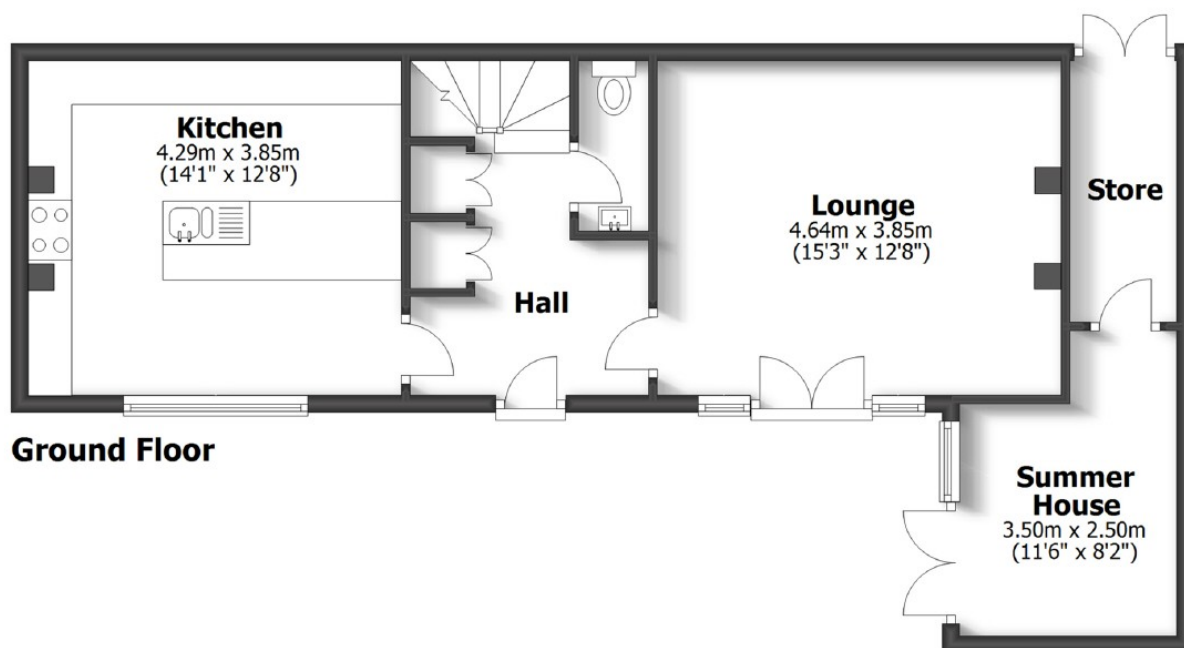


HIGHWAY BARN

SANDYFIELDS ROAD, SEDGLEY



First Floor



Ground Floor

BARN: 92.2sq.m. 992sq.ft.
OUTBUILDINGS: 12.2sq.m. 132sq.ft.
TOTAL: 104.4sq.m. 1124sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

