



Three Hammers Farmhouse, Old Stafford Road, Cross Green Coven, Wolverhampton, WV10 7PP

BERRIMAN
EATON

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A beautifully renovated period mid terrace property with a superb garden and a combination of excellent quality throughout

LOCATION

Three Hammers Farmhouse stands in an easily accessible location being set just off the A449 Wolverhampton to Stafford Road which facilitates fast access to Wolverhampton, Penkridge, Stafford, the M54 and the M6. The house stands within easy reach of the wide ranging local facilities provided by the village of Coven and the area is well served by schooling.

DESCRIPTION

Three Hammers Farm was purchased by the current seller in 2017 and, since that time, has been comprehensively refurbished and remodelled and now provides accommodation of superb quality which is arranged over both ground and first floors.

There are excellent kitchen and bathroom suites, double glazed windows, gas fired central heating and one of the principal attractions of the property is its superb rear garden.

ACCOMMODATION

A part panelled and double glazed front door with double glazed panels to either side opens into the HALL which is of an excellent size with laminated flooring and an understairs cloak and storage cupboard. The SITTING ROOM is well proportioned with a recessed, decorative fireplace with beam mantle above and slate hearth, a double glazed bow window to the front, wiring for wall lights and integrated ceiling lighting. There is an INNER HALL with laminate flooring, integrated ceiling lighting and a GUEST CLOAKROOM with a contemporary, white suite with a WC, vanity unit with wash basin with cupboard beneath, part metro tiled walls, laminated flooring, integrated ceiling lighting and a chrome towel rail radiator. The BREAKFAST KITCHEN has a full range of wall and base mounted cupboards with butchers block effect working surfaces and coordinating breakfast island, a four ring electric hob with built under electric oven and stainless steel extraction chimney above, laminated flooring, integrated ceiling lighting, a wide, open doorway into the FAMILY / DINING ROOM with double glazed French doors to the garden, laminated flooring, integrated ceiling lighting and wiring for a wall mounted TV. The LAUNDRY has base mounted units with butchers block effect working surfaces, a double glazed window, integrated ceiling lighting, laminated flooring and a shelved store cupboard.

A staircase from the hall rises to the part galleried first floor landing with a double glazed window overlooking Three Hammers Driving Range, access to the roof space, integrated ceiling lighting and a built in wardrobe / store cupboard. The PRINCIPAL SUITE has a double bedroom with a double glazed window to the front, integrated ceiling lighting and an EN-SUITE SHOWER ROOM with a fully tiled shower with waterfall head and separate hose, a vanity unit with inset wash basin with cupboard beneath and a WC with concealed flush, part tiled walls, integrated ceiling lighting and a chrome towel rail radiator. BEDROOM TWO is a double room in size with a light corner aspect with double glazed windows to two elevations, a vaulted ceiling and integrated ceiling lighting. BEDROOM THREE is also a double room in size with a double glazed window and integrated ceiling lighting and the BATHROOM with a ported suite with a panelled bath, separate free tiled shower, a vanity unit with inset wash basin with cupboard beneath and WC with concealed flush with mirrored cabinet above, a double glazed roof light, part tiled walls, integrated ceiling lighting and a chrome towel rail radiator.

The property stands behind a wide frontage laid in brick setts which provides OFF STREET PARKING.

There is a superb REAR GARDEN with a paved seating terrace with a shaped lawn beyond with beautifully stocked and matured beds and borders, a timber garden shed and a timber summer house. There is a pathway at the rear of the garden with a gate opening onto Old Stafford Road.

We are informed by the Vendors that all mains gas, electric and water are connected and drainage is via a bio-pure sewage treatment system.

COUNCIL TAX BAND E – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard and Superfast broadband are available

Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker> Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows low risk.

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£379,950

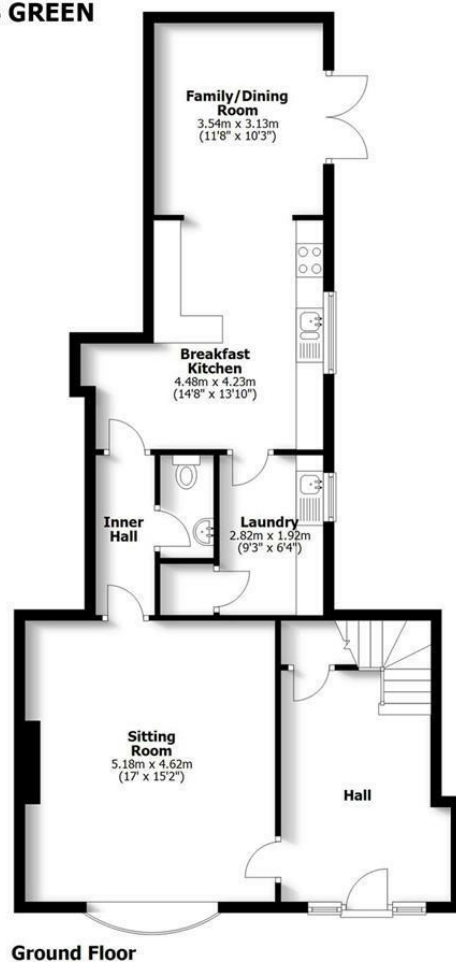
EPC: C

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.



THREE HAMMERS FARMHOUSE

OLD STAFFORD ROAD, CROSS GREEN



TOTAL: 131.1sq.m. 1412sq.ft.

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

