



**Wolseley Bridge, Stafford, , ST17 0XP**

**Offers In Excess Of  
£580,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**







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**\*\*RE PRICED BY MOTIVATED SELLERS\*\***

This unique barn conversion is situated at Wolseley Bridge, Nr Stafford. The property is on main transport links and a bus route and benefits from double-glazing and gas central heating. Viewing is essential to appreciate the accommodation on offer which in brief, comprises of; Hallway, Snug, Living Room, Dining Room, Breakfast Kitchen, Boot Room, Utility Room, Ground Floor Bedroom and Ground Floor Bathroom. First Floor Landing, Two Bedrooms with En-suites, Further Bedroom and Family Bathroom. Garden to the rear with Gated Parking and DETACHED DOUBLE GARAGE. EPC Rating D





**Hallway**  
 accessed via a wooden front entrance door with co-ordinating double-glazed panels either side. Inset ceiling spotlights, original beams to ceiling, part panelling to walls, radiator, stairs leading to the first floor and wood flooring

**Snug**  
 having part exposed brick chimney and original wood beam to ceiling. Ceiling light point, radiator and a double-glazed wooden window to the front aspect

**Living Room**  
 having a feature exposed brick fireplace with a log burning stove on a tiled hearth and oak beam mantle. Original wood beams to ceiling, two wall light points, radiator and two double-glazed wood windows to the front aspect

**Dining Room**  
 having original wood beams to the ceiling. Ceiling light point, two wall light points, two radiators, wood flooring, double-glazed wood window to the front aspect and an open wood beamed archway into the Breakfast Kitchen

**Breakfast Kitchen**  
 having original features of exposed brickwork and wood beams. Range of oak base and wall units with granite work surfaces and Belfast sink with counter top drainer and mixer tap. Co-ordinating central island with storage. Dual fuel range cooker with tiled splashback and space for a freestanding fridge-freezer. Inset ceiling spotlights, tiled flooring, door to further ground floor accommodation and dual aspect double-glazed wood windows to the front and rear



**Boot Room**  
 with feature wood beams to ceiling and having base units with solid oak work surface, fitted storage cupboard and space with plumbing for a dishwasher. Ceiling light point, radiator, quarry tiled floor, double-glazed wood window to the front aspect and a solid oak stable door leading into the garden

**Utility Room**  
 accessed from the Boot Room and having exposed brick with base units and wall units with work surfaces and Belfast sink with mixer tap. Ceiling light point, wood beam to ceiling, wall mounted boiler, space with plumbing for a washing machine, space for a tumble drier and tiled flooring

**Bathroom**  
 having a fully tiled shower cubicle with an electric shower fitment, pedestal hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, radiator and tiled flooring

**Bedroom Three**  
 being on the ground floor and having feature original wood beams to ceiling. Two wall light points, radiator, wood flooring and a double-glazed wood window to the front aspect

**First Floor Landing**  
 accessed via the staircase in the hallway and having a step up to either side to access the first floor accommodation and having a radiator and circular window to the front aspect





#### Bedroom One

with restricted head height in areas due to the exposed beams and joists. Two wall light points, radiator, wood flooring, circular window to the front aspect and a double-glazed wood window to the rear aspect. Access to the

#### En-suite

having a shower cubicle with mains shower fitment, wall mounted hand wash basin and a fitted WC with push button flush. Ceiling skylight, two ceiling light points, extractor fan, exposed original wood beams, tiling to walls, towel radiator and tiled flooring

#### Bedroom Two

having exposed original wood beams to ceiling, two wall light points, radiator, wood floor and double-glazed wood window to the front aspect

#### En-suite

having a walk in shower cubicle with mains shower fitment, wall mounted hand wash basin and fitted WC with push button flush. Inset ceiling spotlights, extractor fan, towel radiator, part tiled walls and co-ordinating tiled floor

#### Bedroom Four

having feature original beams to ceiling and walls. Ceiling light point, radiator, wood flooring and double-glazed wood window to the front aspect

#### Family Bathroom

having a freestanding bath with floor mounted taps, vanity hand wash basin and close-coupled WC. Ceiling skylight and exposed beam, inset ceiling spotlights, extractor fan, fitted storage cupboard, towel radiator and tiled floor

#### Outside

The front of the property sits on the road behind the pedestrian pathway and has a private, electric gated access to the pebbled driveway, providing parking for several vehicles which in turn leads to the DETACHED DOUBLE GARAGE. This also gives access through the front door into the property.

The garden consists of lawn with shrubs, trees and well stocked borders, decked area and has a walled boundary. There is also a useful outside water tap and two garden sheds. The DETACHED DOUBLE GARAGE is also accessed and has light, power, water, roof skylight and a window overlooking the garden.

#### AGENTS NOTE

This property is not on mains sewerage and has a Septic Tank.



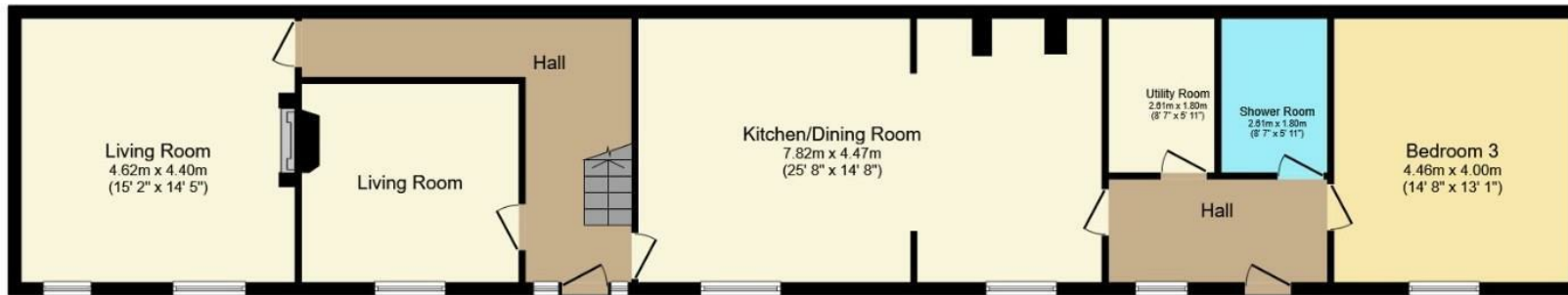
| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>82</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>66</b>               |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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**Ground Floor**



**First Floor**

Total floor area 181.2 m<sup>2</sup> (1,951 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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