PTN Estates

Residential Sales & Lettings









4 The Closes, Claverley, Wolverhampton, WV5 7BU **£385,000**

Situated in a beautiful rural setting in the sought-after village of Claverley, this stunning three-bedroom barn conversion offers modern living surrounded by open fields and countryside walks.

Completed in November 2023 by independent builder JME Homes, the property has been finished to a high standard throughout and benefits from approximately seven years remaining on the builder's warranty.

Approached via a private gated driveway, the property enjoys a peaceful countryside position. The exterior is finished in attractive cedar cladding, giving the barn a contemporary yet traditional appearance.

The heart of the home is the spacious open-plan kitchen and living area, featuring a stylish Shaker-style kitchen with quartz worktops, Belfast sink with boiling water tap, integrated dishwasher, oven, microwave and hob. Bi-fold doors open directly onto the landscaped rear garden, creating a lovely space for entertaining or enjoying the countryside surroundings.

There are three bedrooms, with the main bedroom benefiting from its own shower en-suite, together with a modern family bathroom featuring an LED illuminated mirror.

Further benefits include underfloor heating supplied by an LG air source heat pump, double glazing and a fully boarded loft with pull-down ladder, power and lighting, providing excellent additional storage.

Externally, the property enjoys both front and rear gardens, attractively landscaped with Indian sandstone patios and pathways. There are two allocated parking spaces and an electric vehicle charging point.

The property is situated within a private gated development, with an annual maintenance contribution of approximately £150 covering the upkeep of the electric gates, private tarmac driveway and hedge cutting.

Hallway
Composite entrance door

Open Plan Living & Kitchen 3.17 x 13.38
Stylish Shaker-style kitchen fitted with quartz worktops, Butler sink with Elise instant boiling water tap, oven, microwave and hob. Integrated appliances include a dishwasher, washing machine and fridge freezer. Additional features include inset ceiling spotlights, ceiling light point, underfloor heating, a Velux-style roof window and bi-fold doors opening directly onto the south facing rear garden. Butler pantry.

Bedroom One 2.69 x 3.89
Double glazed window to the front elevation, ceiling light, radiator, oak effect door into en-suite

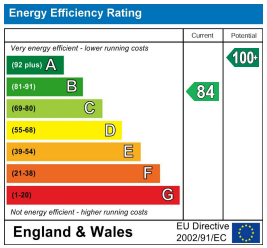
En-suite 1.60 x 2.86
Double shower cubicle, wash hand basin set within a vanity unit, low-level flush WC, LED illuminated mirror, part-tiled walls, chrome heated towel radiator and extractor fan.

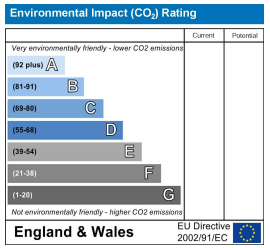
Bedroom Two 2.45 x 3.35
Double glazed window to the rear elevation, ceiling light point, underfloor heating

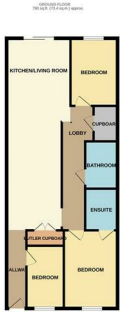
Bedroom Three 1.86 x 3.11
Double glazed window to the front elevation, ceiling light point, underfloor heating.

Bathroom 1.57 x 2.14
Panelled bath with shower over, low-level flush WC, wash hand basin set within a vanity unit, part-tiled walls, LED illuminated mirror, inset ceiling spotlights and chrome heated towel radiator.

Outside
Front and Rear Gardens with Indian sandstone patio, power, outside taps and lighting and parking for two vehicles with charging point.







Accuracy of Brochures
PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

Services/Disclaimer
Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

Transparency
We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephensons or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.