



Bartlams.

2 Heath Barns Old Stafford Road, Slade Heath - WV10 7PZ
£549,950



2 Heath Barns Old Stafford Road

Slade Heath, Wolverhampton

This exceptional three-bedroom barn conversion forms part of an exclusive courtyard development of just nine individually designed homes, occupying a delightful semi-rural position to the north of Wolverhampton. Combining charming character features with contemporary finishes, this beautifully presented home enjoys open views across surrounding farmland while remaining conveniently located for excellent transport links.

Approached via a private driveway, Heath Barns enjoys a peaceful setting overlooking open fields, yet offers easy access to the A449, A5, M54 (Junction 2) and M6 (Junction 12), making it an ideal choice for commuters seeking countryside living without compromising on convenience.

Finished to an impressive specification throughout, the accommodation begins with a striking entrance hall featuring a slate floor, a dramatic picture window and a galleried landing above, creating an immediate sense of space and light. The spacious lounge benefits from attractive oak flooring and French doors opening onto the rear garden, while the superb breakfast kitchen is fitted with an extensive range of quality oak wall and base units, complementary work surfaces, integrated appliances including a fridge and freezer, space for a range-style cooker, and ample room for additional appliances. A useful guest cloakroom/WC completes the ground floor accommodation.



B.



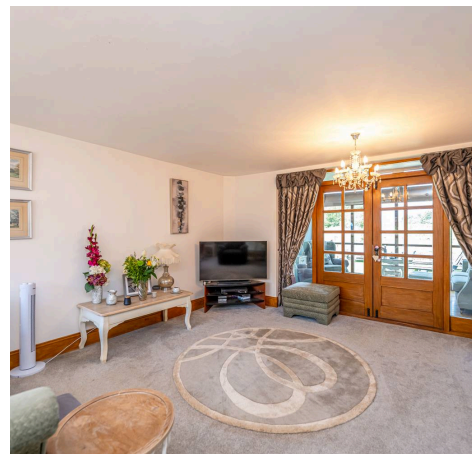
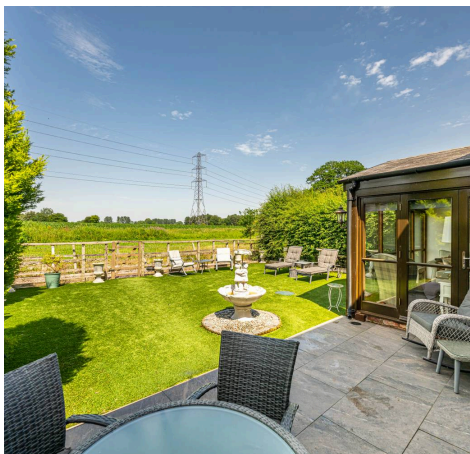
2 Heath Barns Old Stafford Road

Slade Heath, Wolverhampton

One of the standout features of the home is the **modern sun room**, providing a wonderful additional reception space with panoramic views over the beautifully landscaped rear garden and the open countryside beyond. Flooded with natural light, it offers the perfect setting for relaxing or entertaining throughout the year.

To the first floor, the impressive galleried landing showcases feature vaulted ceilings with exposed beams and striking front and rear windows. The principal bedroom enjoys a vaulted beamed ceiling together with a stylish en-suite shower room. Two further well-proportioned bedrooms also feature characterful vaulted ceilings and exposed beams, whilst the contemporary family bathroom is fitted with a white suite incorporating a P-shaped bath with shower over, vanity wash hand basin and WC.

Externally, the property enjoys attractive communal courtyard gardens to the front with lawned areas and pathways leading to the entrance. To the rear, the private garden has been thoughtfully landscaped with a Cotswold stone patio, artificial lawn and post-and-rail fencing, creating a low-maintenance outdoor space perfectly positioned to take advantage of the uninterrupted rural views. A rear access gate leads to the parking area where the property benefits from allocated parking together with a substantial covered car port.



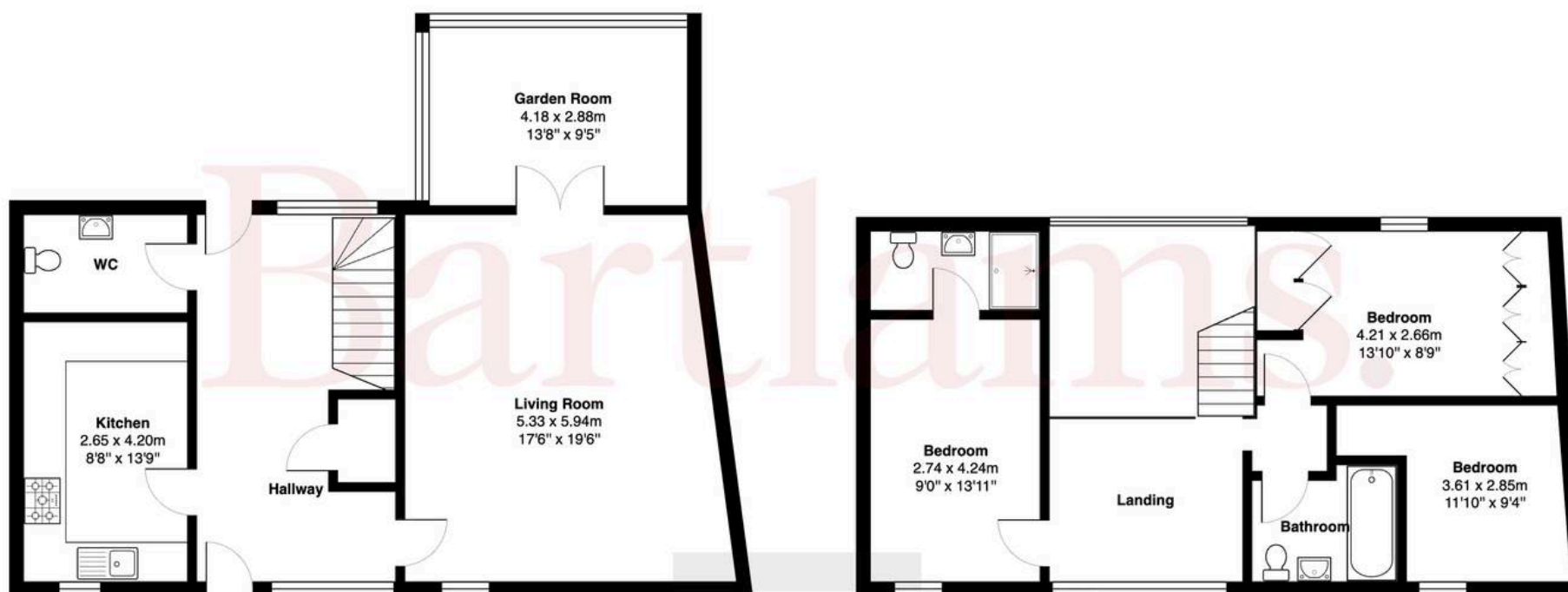
- Exclusive three-bedroom barn conversion
- Stunning semi-rural location with uninterrupted views over surrounding farmland
- Spacious lounge, quality breakfast kitchen and a











Total Area: 142.7 m² ... 1536 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

Bartlams Tettenhall

Bartlams, 24 High Street - WV6 8QT

01902 759888

tettenhall@bartlams.co.uk

www.bartlams.co.uk/

NOTICE: These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only.

Photographs are produced for general information and it must not be inferred that any item shown is included in the sale. DISCLOSURE: As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

