

Great Saredon Farm Cottage

Great Saredon, Wolverhampton, WV10 7LN

John 
German





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£450,000

A charming Grade II listed cottage boasting a wealth of character and charm throughout.



John German are delighted to present this grade two listed cottage positioned in the rural and picturesque hamlet of Great Saredon. The hamlet is located close to the larger village of Shareshill which offers a range of local amenities. For local schooling this property falls into the catchment area for Havergal CofE Primary Academy located in Shareshill and for secondary education it's Cheslyn Hay Academy. Conveniently located for the M6/M6 toll road, M54, M5 and A5, it is perfectly positioned for commuters. Wolverhampton, Stafford and Telford are easily accessible, together with the beautiful countryside of Staffordshire and Shropshire. Cannock Town Centre having a range of high street shops, bars and eateries, as well as being only a short drive away from the recently opened McArthur Glen Designer Outlet Village boasting shops and restaurants such a Hugo Boss, Calvin Klein, Tommy Hilfiger and restaurants including Five Guys, Pizza Express and Starbucks. Nearby road links include the M5 and M6 motorway, and from Cannock Train Station there are services to Birmingham and Rugeley Trent Valley.

The cottage comprises double glazed stable style composite entrance door opening into the utility room with matching wall and base units with work tops over, one and half bowl ceramic sink, space and plumbing for a washing machine and tumble dryer, floor mounted oil boiler, quarry tiled flooring, spotlights to ceiling, along with a door off into the guest cloakroom and door leading into the kitchen/diner.

The heart of the home is the beautiful farmhouse style kitchen/diner with feature brick built wall complimented by a range of exposed oak traditional beams to the walls and ceiling, a generous range of matching wall and base units with wooden work surfaces over, with a selection of integrated appliances including dishwasher, fridge freezer and space for range style cooker. Please note the kitchen has a flying freehold above.

Steps then rise up to the generously sized living room is a warm and welcoming space with a gorgeous inglenook fireplace housing a log burning stove, feature wooden panelling door to one of the walls, carpeted flooring, wall light points and a door leading into the inner hallway. From the inner hallway there is a door opening to the front of the property, feature wall panelling, traditional oak beams to the ceiling, stairs rising to the first floor landing with useful under stairs study area, carpeted flooring and a door leading off to the ground floor bedroom. The ground floor third bedroom comprises window to the rear aspect, carpeted flooring, feature wall panelling, and a ceiling light point.

Upstairs on the landing there is space for a small study area with traditional crook frame and feature oak beams, access leading to bathroom and two bedrooms. The spacious master bedroom has windows to the front and side aspects, feature wall panelling, carpeted flooring, eaves storage cupboard with built-in wardrobe, vaulted ceiling and ceiling light point. Bedroom two has a window to the rear aspect, feature wall panelling, traditional oak beams, vaulted ceiling, and spotlights to the ceiling.

The stunning family bathroom has been refitted and redesigned to create a superb space with shower cubicle with matt black fittings and tiled surround, freestanding roll top bath, round wash basin, low level WC, shaving point, vaulted ceiling with traditional oak beams, and a useful airing cupboard.

Outside to the rear of the property is off-road parking for several vehicles on a driveway shared with the neighbouring property along with a single garage with double opening doors with wooden steps leading up to the attic/storage space. There is a small courtyard style garden space in front of the door leading into the utility and to the rear of the property is a lawned garden, variety of plants and shrubs with a pathway leading to a paved patio area ideally positioned to take in the surrounding countryside views.

Agents notes: There is a flying freehold over the kitchen.

The property is Grade II listed.

School details taken from Staffordshire County Council Website – Feb 2024

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank shared with neighbouring property

Heating: Oil fired central heating – boiler last serviced July 2023

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Cable - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Staffordshire Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.sstaffs.gov.uk

Our Ref: JGA/27022024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1260.05 ft²

117.06 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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