Guide Price £310,000

A Beautifully Appointed Two Double Bedoomed Barn Conversion / Gas Central Heating / Double Glazing / Internal Inspection Essential To Appreciate the Character and Quality of the Accommodation on Offer / Delightful Setting Surrounded by Countryside / Reception Hall / Living Room with Vaulted Ceiling and Exposed Brick Chimney Piece / Dining Kitchen with French Oak Units and Range Style Cooker / Utility Room / Two Double Bedrooms / En Suite Bathroom with WC / Further Bathroom with WC / Double Garage / Attractive Gardens
ADDRESS
Crofters Barn, 4 Trussell Grange, Acton Trussell, Stafford, Staffordshire, ST17 0NZ

DIRECTIONS
From Stafford proceed south along the A449 Wolverhampton Road. Having crossed over the railway bridge at Moss Pit turn left at the roundabout following the signs for Acton Trussell. On entering the village take the first left hand turning into Cooks Bank and follow the road around to the right before turning left onto the Bednall Road. Trussell Grange can be found on the right hand side.

Trussell Grange is a private road and on a small, select development of barn conversions set back from the Bednall Road with automatic double gates at the front adding to both the feeling of privacy and security. Crofters Barn is a delightful two bedroomed barn conversion with internal inspection essential to appreciate its many features but particularly the living room with the exposed brick chimney piece with coal effect stove and the dining kitchen which has solid French Oak units and a Range style cooker as its centrepiece.

The accommodation briefly comprises:

RECEPTION HALL
with sealed unit double glazed front door, double radiator, cloaks cupboard and airing cupboard housing pressurised hot water cylinder.

LIVING ROOM
20’ x 11’9 overall (6.10m x 3.58m overall) with exposed brick chimney piece having coal effect gas stove, one double and one single radiator, Karndean flooring, exposed beams, two double glazed windows and double doors which open onto the rear patio and overlook the gardens. Further double doors then open onto:

L-SHAPED DINING ROOM / KITCHEN
19’4 x 17’10 overall (5.89m x 5.44m overall) This is an L shaped room and these are the maximum measurements. With French Oak units comprising inset sink unit with mixer taps, base units fitted with cupboards and drawers, wall cupboards, corner cupboard with folding doors and integral lighting, integral dishwasher and fridge freezer, cream Belling range cooker with extractor canopy above, two vertical designer radiators, natural stone flooring, sealed unit double glazed windows and double doors leading onto the rear decking area and gardens.

UTILITY
7’9 x 5’7 (2.36m x 1.70m) with inset sink unit having cupboards under, working surfaces, plumbing for washing machine, gas fired central heating boiler, tiled floor, door from the hallway and also a stable door to a useful courtyard area with brick paviors.

Two Double Bedrooms

BEDROOM ONE
11’8 x 11’2 (3.56m x 3.40m) with radiator and sealed unit double glazed window.

EN SUITE BATHROOM
9’5 x 5’5 (2.87m x 1.65m) with panelled bath having shower mixer taps, vanity unit with hand basin having cupboards under, low level W.C., partly tiled walls, radiator and sealed unit double glazed window.

BEDROOM TWO
10’9” x 8’3” (3.29m x 2.52m) with radiator and sealed unit double glazed window, also has loft space.

BATHROOM
9’4 x 5’5 (2.84m x 1.65m) with panelled bath having shower mixer taps and side screen, vanity unit with hand basin having cupboard under, low level W.C., partly tiled walls, radiator and sealed unit double glazed window.

OUTSIDE
BRICK AND TILE DOUBLE GARAGE
18’ x 17’6 (5.49m x 5.33m) with useful loft storage area with the potential for conversion, electric power and light, cold water tap and approached by two timber double doors with a further brick pavivor parking area to the front.

ATTRACTIVE GARDENS
The attractive garden is screened by fencing and hedges and arranged with lawns and borders with decking and patio areas and pathways. Crofters Barn also has a pretty rear courtyard.

SERVICES
Mains water, gas and electricity are connected to the property. Drainage is to a communal septic tank serving the whole of Trussell Grange. There is a Residents Association in place that makes provision for charges for the drainage, the gateway and the communal parts.

ENERGY PERFORMANCE CERTIFICATE RATING
Band - D

TENURE
We understand that the property is freehold but verification should be obtained through your solicitor.

VIEWING
By appointment through the sole agents - Nicolson's - Penkridge office 01785 713450

VACANT POSSESSION ON COMPLETION

NOTE
The testing of any apparatus, equipment, fittings or services has not been carried out and therefore we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for illustrative purposes only and not to scale. All measurements are approximate.