The Oakhouse Barn, Upper Hattons Farm, Pendeford Hall Lane, Coven, Wolverhampton, South Staffordshire, WV9 5BD
A delightful barn conversion forming part of a small development in the grounds of Upper Hattons Farm

The Oakhouse Barn stands within a particularly accessible location standing within striking distance of the M54 motorway facilitating motor communications to Telford, Shrewsbury, Birmingham and the entire industrial West Midlands.

Local facilities are available within Brewood, Coven and Codsall village centres which combine to provide an extensive array of local amenities including a wide range of shopping facilities, dentists and doctors surgeries, churches and leisure facilities. The area is well served by schooling in both sectors with St Dominics of Brewood, Birchfield Preparatory School, Stafford Grammar, Wolverhampton Grammar School and Tettenhall College all being worthy of note.

DESCRIPTION
The Oakhouse Barn is tucked away in a small development in the grounds of Upper Hattons Farm and is located at the end of the long drive behind double gates which provide off road parking for several vehicles. It also houses three stables, tack room and a paddock to the front of the property, making it an ideal equestrian property. The accommodation is arranged over two floors and has ample living space with a large lounge and further study / playroom beyond, kitchen and separate dining room with a utility and cloakroom with wc. There is a split staircase to the first floor giving access to a large principal bedroom with en-suite and two further bedrooms together with a house bathroom.

ACCOMMODATION
There is an ENTRANCE HALLWAY with a large, wooden front door with opaque decorative glass inserts, staircase rising to the first floor with wooden balustrading, radiator, door to extensive understairs storage, and door to CLOAKROOM with wc, vanity wash hand basin, radiator and tiled floor. The KITCHEN is fitted with a range of oak wall and base units with work surfaces, space for a range style cooker, double glazed window to rear elevation, integrated dishwasher, ½ bowl sink and drainer with stainless steel feature mixer tap, part tiling to walls, integrated fridge freezer and door to the DINING AREA which has a double glazed wood-framed window to the rear elevation, tiled floor, radiator, double glazed door to back garden, and door to the UTILITY ROOM which has plumbing for the WASHING MACHINE, SPACE FOR A TUMBLE DRYER and SPACE FOR A LARGE FRIDGE Freezer, with work surface and tiling to floor. The LOUNGE has double glazed windows to both the rear and front elevations with radiator and there is an arch leading into a FURTHER RECEPTION ROOM which can be used as a study or playroom with a double glazed door to the side elevation, radiator and double glazed window to the side.

The staircase rises to a split LANDING with a staircase to the left giving access to the FAMILY BATHROOM which comprises a white suite of bath with shower over, chrome heated towel rail, vanity wash hand basin, double glazed Velux skylight, tiling to the floor and walls. There is storage into the eaves on the landing and door leading to BEDROOM 2 which has three double glazed Velux windows, radiator and built-in storage cupboards. The staircase split to the right has a mezzanine landing and access to the PRINCIPAL BEDROOM which has built-in storage into eaves, five double glazed Velux windows, radiator and a door to the ENSUITE which has freestanding shower cubicle, two double glazed Velux windows, radiator, vanity wash hand basin, wc and tiling to the walls and floors. BEDROOM 3 has three double glazed Velux windows and a radiator.

OUTSIDE
The property is accessed using a long driveway which gives access to the two barns. There are double gates leading into the rear garden which has parking for numerous vehicles, lawned area, paved patio area and a hardstanding which houses THREE STABLES and a TACK ROOM / BARN. There is a further gate leading to an enclosed GARDEN which has a large, paved patio area with further decked area and gravelled area with small shed, there is a lawn and fencing to the boundaries and a gate leading to a Paddock of approximately half an acre with post and rail fencing to the perimeter.

SERVICES We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND F - South Staffordshire DC.

POSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall office.

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Important Notice: Every care has been taken with the preparation of these Particulaires but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

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THE OAKHOUSE BARN
UPPER HATTONS FARM
COVEN

Approx Overall Floor Area
152sq.m 1636sq.ft.

FOR GENERAL GUIDANCE ONLY
NOT TO SCALE

First Floor

Bedroom 2
3.66m x 3.08m
(12' x 10'1")

Bath Room

Bedroom 3
3.79m x 2.13m
(12'5" x 7")

En-suite

Bedroom 1
7.25m x 4.21m
(23'9" x 13'10")

Ground Floor

Dining Area
4.65m x 3.05m
(15'3" x 10")

Kitchen
4.65m x 2.86m
(15'3" x 9'4")

Entrance Hall

Lounge
4.56m x 4.37m
(15' x 14'4")

Reception Room
4.10m x 2.66m
(13'5" x 8'9")

Utility
1.85m x 1.39m
(6'1" x 4'7")