



Oak Barn, 11 Cranmoor Wrotesley Park, Wolverhampton, South Staffordshire, WV8 2JN

BERRIMAN  
EATON



# Oak Barn, 11 Cranmoor Wrottesley Park, Wolverhampton, South Staffordshire, WV8 2JN

A deceptively large four bedroom, four bathroom barn conversion in this idyllic, rural location - most convenient for the A41 links to the motorway network across the West Midlands. The barn is completed to a high standard. NO UPWARD CHAIN. PART EXCHANGE CONSIDERED.

## LOCATION

Cranmoor lies close to the South Staffordshire /Shropshire border within easy reach of the comprehensive and wide ranging shop and leisure facilities provided by Codsall, Tettenhall and the Perton amenities. The area is well served with good schooling in both sectors with Birchfield Preparatory School in Albrighton, Wolverhampton Grammar School, Tettenhall College and The Girls High School in Wolverhampton. Communications are excellent with easy access to the motorway network by the M5, M6, M6 toll and M54 with mainline rail services running from Wolverhampton station.

## OVERVIEW

Converted as part of the 'Cranmoor Village Scheme' in 2014 adjacent to the the Bradshaw Estate, the original farmhouse and barns were developed in this glorious rural setting to provide luxury living accommodation in a very private and tranquil location with an abundance of country walks from the door. All of the ground floor rooms are of generous proportions, are light and airy and all have a lovely open rural aspect to the front.

## ACCOMMODATION

Entering into the barn from the front courtyard, the spacious reception hall provides a grand entrance having fitted bookcases with a guest cloakroom and engineered oak flooring that extends into the lounge, hall and dining room. The lounge features a log burner with a brick chimney breast flanked by two fitted bookcases. The spacious breakfast kitchen links to the large dining room having a comprehensive range of fitted units with a combination of granite and wooden work tops. There are integrated appliances including a dishwasher, fridge freezer, double eye level oven and microwave, gas hob and extractor above. A centre island includes a breakfast bar and a convenient door leads into the garden. Leading into the dining room, this creates a more formal entertaining area with engineered oak flooring.

On the first floor, the landing with sky lights leads into four good bedrooms, three having built in wardrobes and each having a luxury en-suite.

## OUTSIDE

The barn is private, with gated drive access into the walled garden and block paved parking area. The garden is landscaped with a large lawned area and flower borders. with a footpath giving access to the front door, with just a few yards to miles of public footpaths, including the Staffordshire Way.

## SERVICES

We are advised there is mains water, sewage and electricity. The central heating is LPG Gas, currently under contract with Carvers of Wolverhampton.

## TENURE

We are advised the barn is FREEHOLD with vacant possession. Verification should be sought through your Solicitors.

## LOCAL AUTHORITY

South Staffordshire Council. Tax Band: F.  
<https://www.gov.uk/council-tax-bands>

## VIEWING

Strictly by appointment through the BRIDGNORTH OFFICE.

## DIRECTIONS

Heading out of Wolverhampton on the A41, turn left at the traffic lights towards Perton. At the following island bear right onto Wrottesley Park Road, then take the next right and continue along the private lane bearing left, where the barn is the last on the left.

### Tettenhall Office

01902 747744

[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

### Bridgnorth Office

01746 766499

[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

### Wombourne Office

01902 326366

[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

### Lettings Office

01902 749974

[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

### Worcestershire Office

01562 546969

[worcestershire@berrimaneaton.co.uk](mailto:worcestershire@berrimaneaton.co.uk)

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

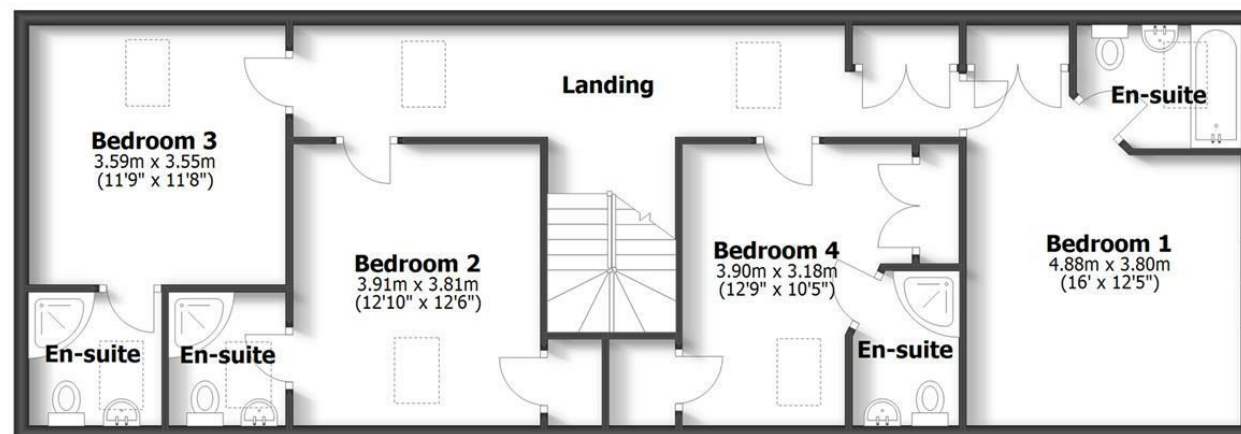
Offers Around  
£585,000

EPC: D

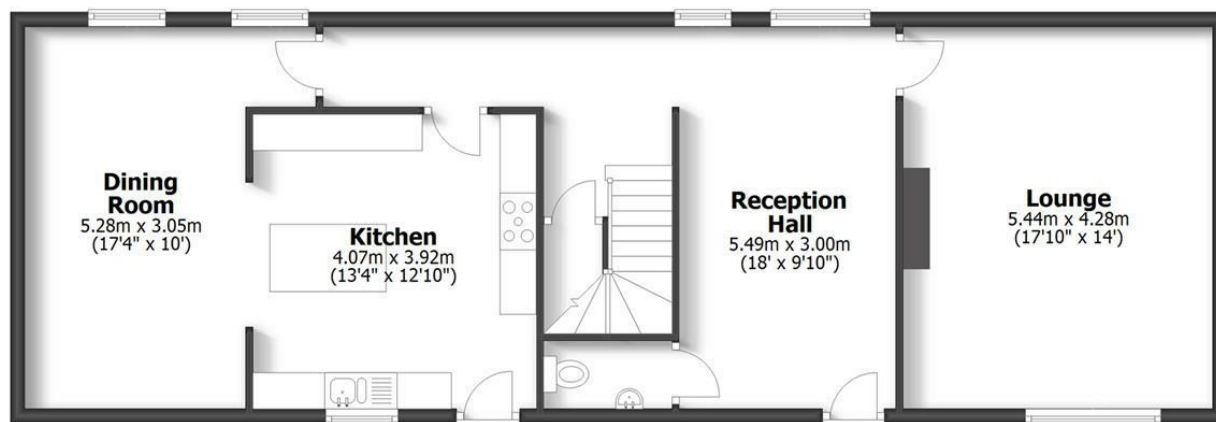
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point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



## OAK BARN 11 CRANMOOR



**First Floor**



**Ground Floor**

**TOTAL: 182.7sq.m. 1691sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



