



Connells

Saredon Hall Farm Saredon Hall Road
Great Saredon Wolverhampton

Saredon Hall Farm Saredon Hall Road Great Saredon Wolverhampton WV10 7FB

for sale offers in the region of
£475,000



Property Description

A beautifully presented and luxury family home situated in the heart of the wonderful countryside. Viewing is highly recommended

Externally there is pleasant front, side and rear gardens with remote gated entry leading to the large parking area and adjoining double wooden built carport. Internally there is a entrance hall, feature stairs leading to the first floor landing, wonderful and spacious lounge with feature log burner, family entertainment open plan kitchen diner, adjoining feature orangery and cellar. The first floor has a selection of three double bedrooms, family bathroom and a separate master en-suite wc.

The Location & Area

Conveniently located for Cannock, Wolverhampton, Stafford and Telford shopping centres. This beautiful rural property has great access to the M6 and M54 motorways as well as the M6 Toll Road. There is a wonderful selection of schools nearby within Cheslyn Hay, Cannock, Essington, Shareshill and Coven.

Entrance Hall

Feature door with feature arch window leading to the front access, flagstone styled stone flooring, staircase with feature handrail and spindles leading to the first floor, central heating radiator, coving with matching complementary part panelled walls, a selection of traditional doors leading to various rooms.

Guest Wc

Low flush wc, wall mounted wash basin, stairs leading to the entrance hall, stairs leading to the cellar area, extractor fan, feature stair lighting.

Lounge

16' 3" x 13' 1" (4.95m x 3.99m)

Feature fireplace with multi burning stove, sash windows with secondary units to front, storage cupboard, door leading to entrance, feature panelled walls with traditional coved ceiling, two central heating radiators.

Entertainment Kitchen Diner

17' x 16' 9" (5.18m x 5.11m)

Sash window to front, two central heating radiators, a selection of fitted wall and base units with oak doors and granite work surfaces, feature centre island with integrated Belfast sink, feature oak flooring, coved ceiling, integrated dishwasher, extractor hood, door leading to orangery, door leading to entrance hall.

Orangery

16' x 11' (4.88m x 3.35m)

Feature vaulted ceiling with traditional wooden beam, double glazed french doors with side view window to rear, window to side, glazed door leading the entertainment kitchen diner.

First Floor Landing

Stairs with feature handrail and spindles with side panelling leading to entrance hall, coved ceiling, storage cupboard/airing cupboard, central heating radiator, doors to various rooms.



Bedroom One

13' 6" x 12' 1" (4.11m x 3.68m)

Sash window to rear and side, coved ceiling, walk-in wardrobes (ideal for shower conversion), central heating radiator, door leading to wc, door to first floor landing.

En-Suite Wc

Pedestal wash hand basin, low flush toilet, heated towel rail, part tiled walls, tiled floor, coved ceiling, door to landing.

Bedroom Two

13' 4" x 9' 7" (4.06m x 2.92m)

Sash window to front, central heating radiator, door to landing.

Bedroom Three

13' 1" x 12' 1" (3.99m x 3.68m)

Sash window to front, central heating radiator, dual storage cupboard, door to landing.

Family Bathroom

A fitted suite with a panelled bath and fitted shower, pedestal wash basin, low flush toilet, heated towel rail, tiled floor, part tiled walls, extractor fan, traditional coved ceiling, spotlights, extractor fan, door to first floor landing.

Cellar

Area One

12' x 6' 8" (3.66m x 2.03m)

Having an archway, door leading to Area Two, feature arched ceiling, central heating radiator, ceiling light.

Area Two

16' 8" x 16' max narrowing to 11' 4" min (5.08m x 4.88m max narrowing to 3.45m min)

Small window to rear, feature radiator,

spotlights to ceiling, central heating radiator, feature centre partitions, feature centre pillars, stairs leading to wc/entrance hall, opening leading to Area Three.

Area Three

9' 10" x 8' 4" (3.00m x 2.54m)

Feature arched ceiling, opening leading to Area Two.

Outside Front

Bordering brick built wall, lawned area, selection of trees, plants and shrubs, entertainment decked area, pathway to front, gate leading to the rear garden/car parking area.

Outside Side & Rear

Remote controlled gated access leading to large parking area, pebbled and gravelled areas, wooden built shed, selection of trees, plants and shrubs, lawned area, gate with pathway leading to the main front entrance.

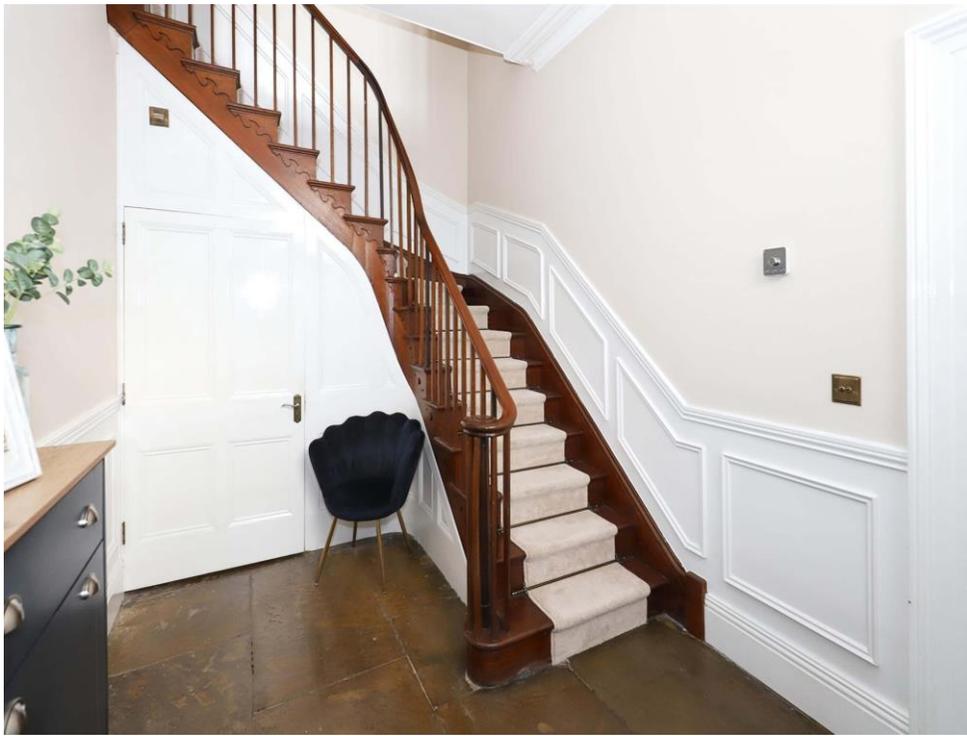
Double Car Port

Wooden built double carport with wooden storage, opening leading the main parking area

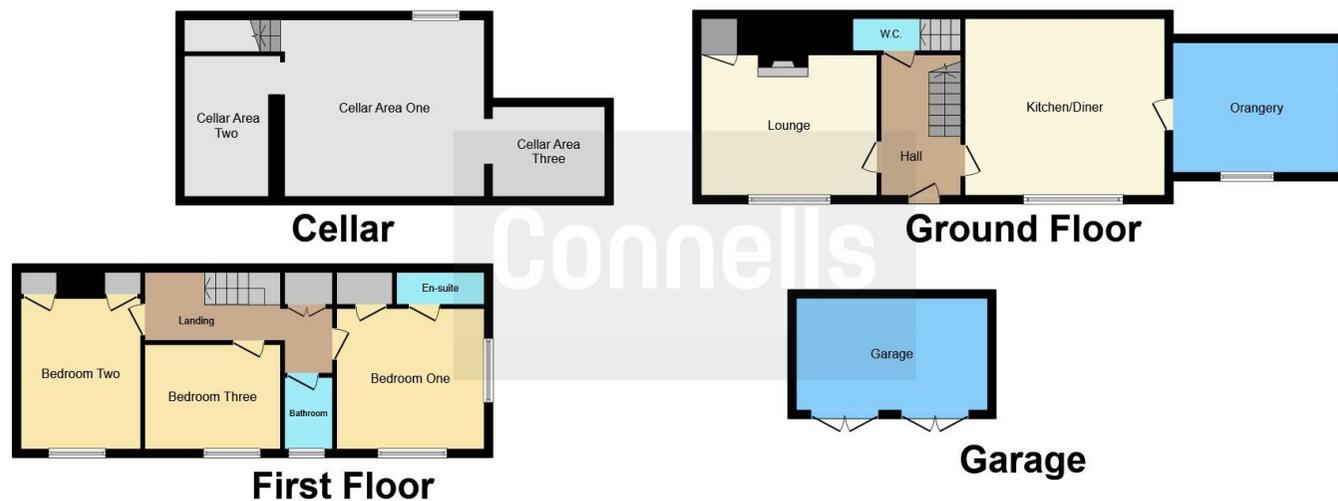
Agents Note

The property is classed as a semi detached home with a linked farmhouse. The first floor has a selection of three bedrooms however the cellar area offer flexible living accommodation. The property is Grade II Listed therefore any conversion works will need relevant permissions. Cellar access windows would be required along with various regulations before confirming the usage of the cellar areas









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: E

view this property online connells.co.uk/Property/WVH324455

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.