



Badgers Barn, Lodge Lane, Cannock, WS11 0LT

Forming part of an exclusive gated development by Messrs Rockford Estates. This deceptively spacious three storey attached barn conversion provides a wealth of characteristic features and quality appointments throughout enjoying vaulted ceilings, galleried landings and exposed beams together with a plethora of complementary modern refinements and appointments synonymous with present day lifestyle requirements.

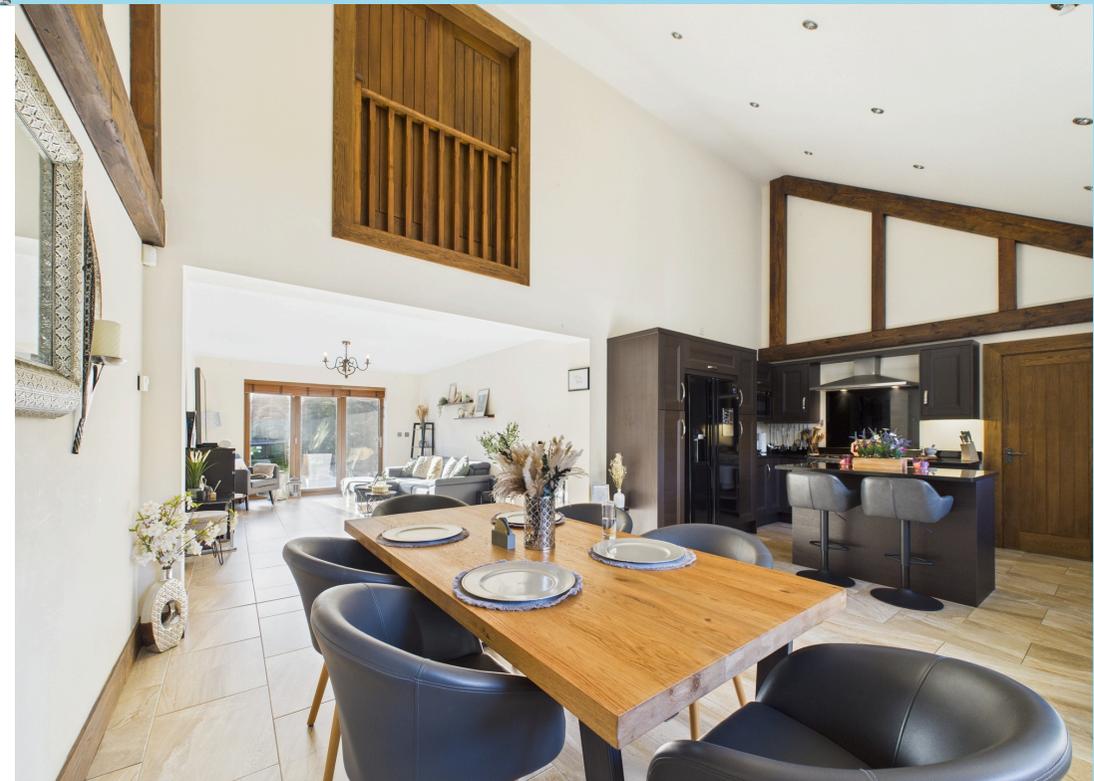
Key Features

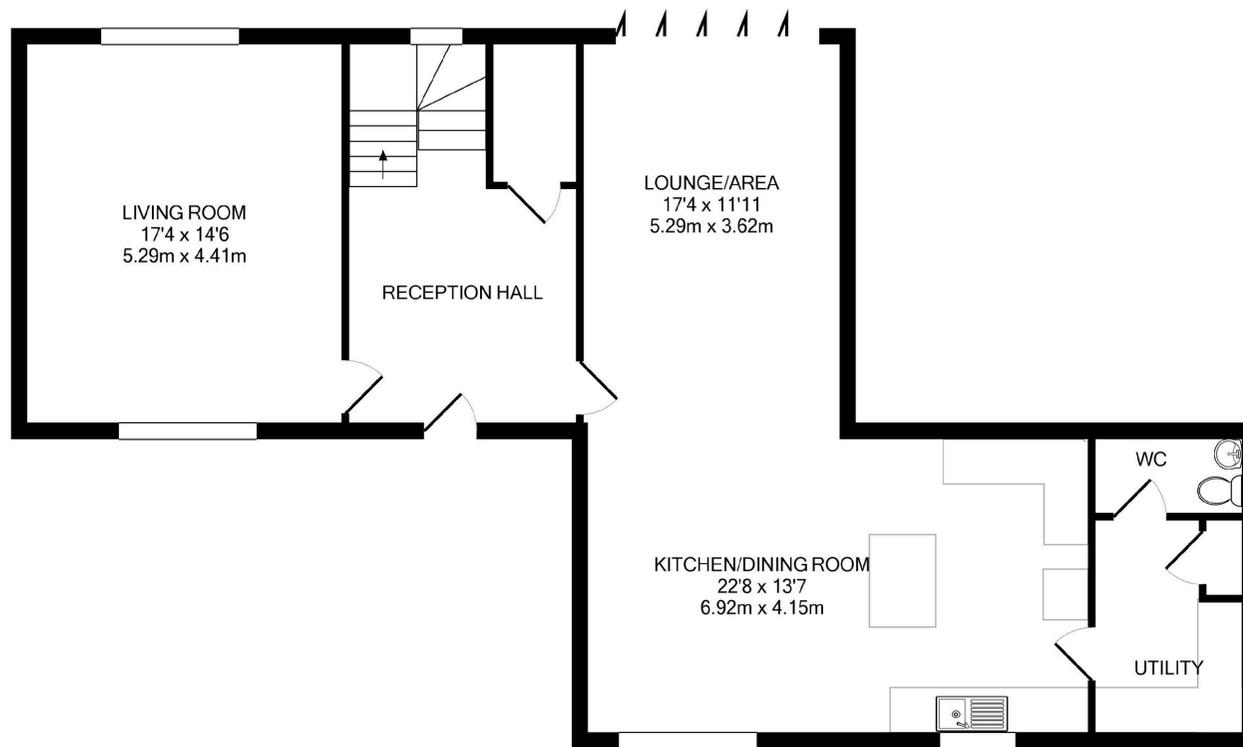
- Reception hall with vaulted ceiling
- Lounge
- Separate sitting/family room
- Open plan dining kitchen with luxury appliances
- Separate utility & fitted cloakroom
- Ground floor under floor heating
- First floor LPG radiator central heating
- Galleried landings
- A choice of 4 bedrooms – all with en-suite facilities
- Secure off road parking
- Enclosed rear garden
- Remotely operated electronic secure wrought iron gates

Contact Us

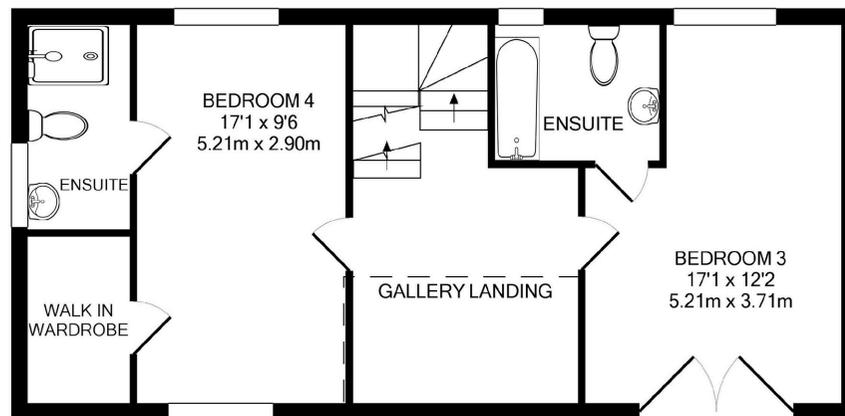
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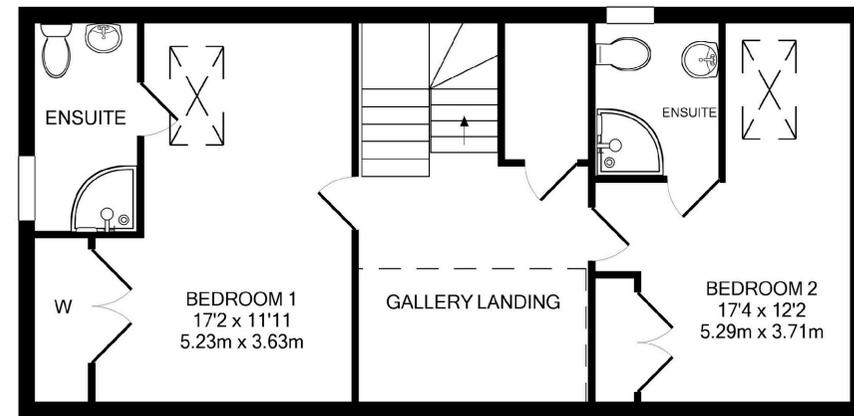




GROUND FLOOR



1ST FLOOR



2ND FLOOR

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Ground Floor

The LPG centrally heated and double glazed interior further comprises...

Entrance hall with natural stone tiled flooring, vaulted ceiling, exposed brickwork and beam, recessed down lighters and under stairs cupboard.

Lounge having natural stone tiled flooring, exposed beam and double glazed window.

Sitting/family room with bi folding double glazed doors leading out to the patio area.

Open plan dining kitchen.

Dining area with natural stone tiled flooring, double glazed window, exposed roof truss and recessed down lighters.

Kitchen having matching suite of units, single drainer double enamel sink unit, a range of cupboards, granite work surfaces and concealed lighting, free standing 'Leisure' range cooker with extractor over, built in microwave, integrated dishwasher, island unit with fitted breakfast bar, a range of wall cabinets, double glazed window, recessed down lighters and exposed roof truss. **Separate utility** having a range of fitted cupboards, granite work surfaces incorporating plumbing for automatic washing machine, double glazed window, airing cupboard with LPG heating boiler and access to a boarded loft area, which could be used for a multitude of purposes.

Fitted cloakroom with close coupled WC, pedestal wash hand basin and part tiled walls.



Outside

The property is approached by electronically controlled secure wrought iron gates which can be remotely operated via a mobile phone and lead to ample off road parking. The enclosed rear garden is fully fenced with patio area, garden stores and enjoying a pleasant outlook.

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

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First & Second Floor

Stairs lead from the entrance hall to the **first floor principal galleried landing** with vaulted ceiling, exposed brickwork and radiator. **Bedroom one** enjoying a dual aspect with double glazed window and radiator. **En-suite** with walk-in double width shower, pedestal wash hand basin, close coupled WC, heated towel rail, tiled walls and flooring.

Bedroom two with double glazed window, radiator and double doors with Juliette style balcony overlooking the dining area. **En-suite bathroom** having P shaped panelled bath with shower spray and screen, close coupled WC, pedestal wash hand basin, heated towel rail, double glazed window, tiled walls and flooring. Stairs lead from the principal galleried landing to the **secondary galleried landing** with radiator, Velux window, built in linen cupboard and recessed down lighters. **Bedroom three** with beamed ceiling, radiator, Velux window and built in wardrobes. **En-suite** with quadrant shower, close coupled WC, pedestal wash hand basin, heated towel rail, Velux window, tiled walls and flooring. **Bedroom four** with beamed ceiling, radiator, built in wardrobes and Velux window. **En-suite** with quadrant shower, close coupled WC, pedestal wash hand basin, heated towel rail, double glazed window and loft access.



EPC: C79

Tenure – we are advised the property is Freehold. There is a management company ('Lodge Farm Management Company') which is owned and controlled by all residents, we understand at present there is a cost of around £500 per annum to cover the maintenance of communal areas (please ask agent for further details).

Services – we are advised all mains services are connected.

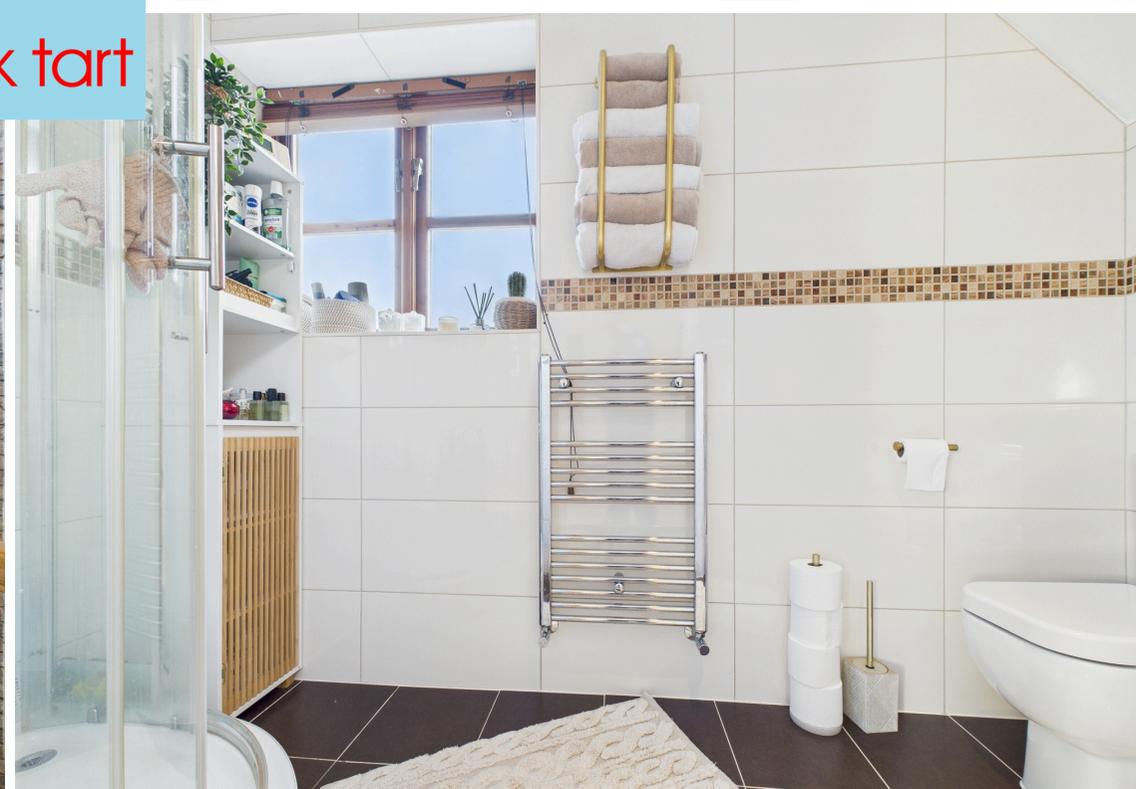
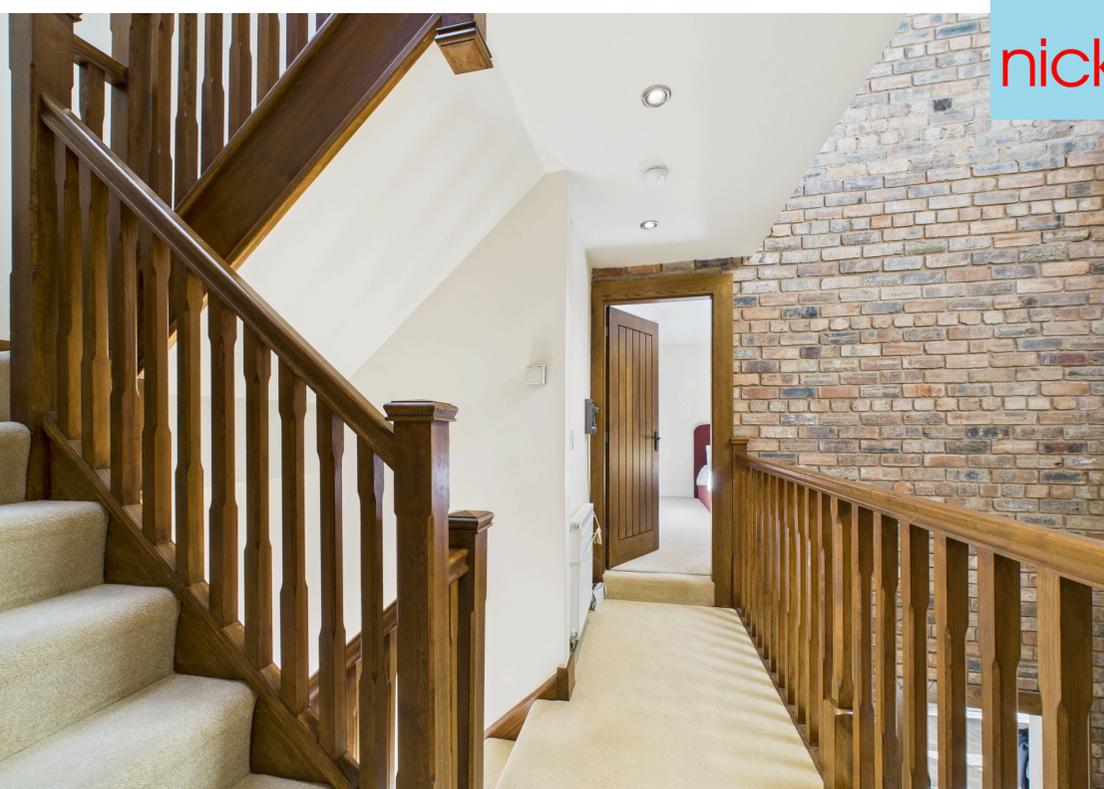
Council Tax – Band E (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.



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