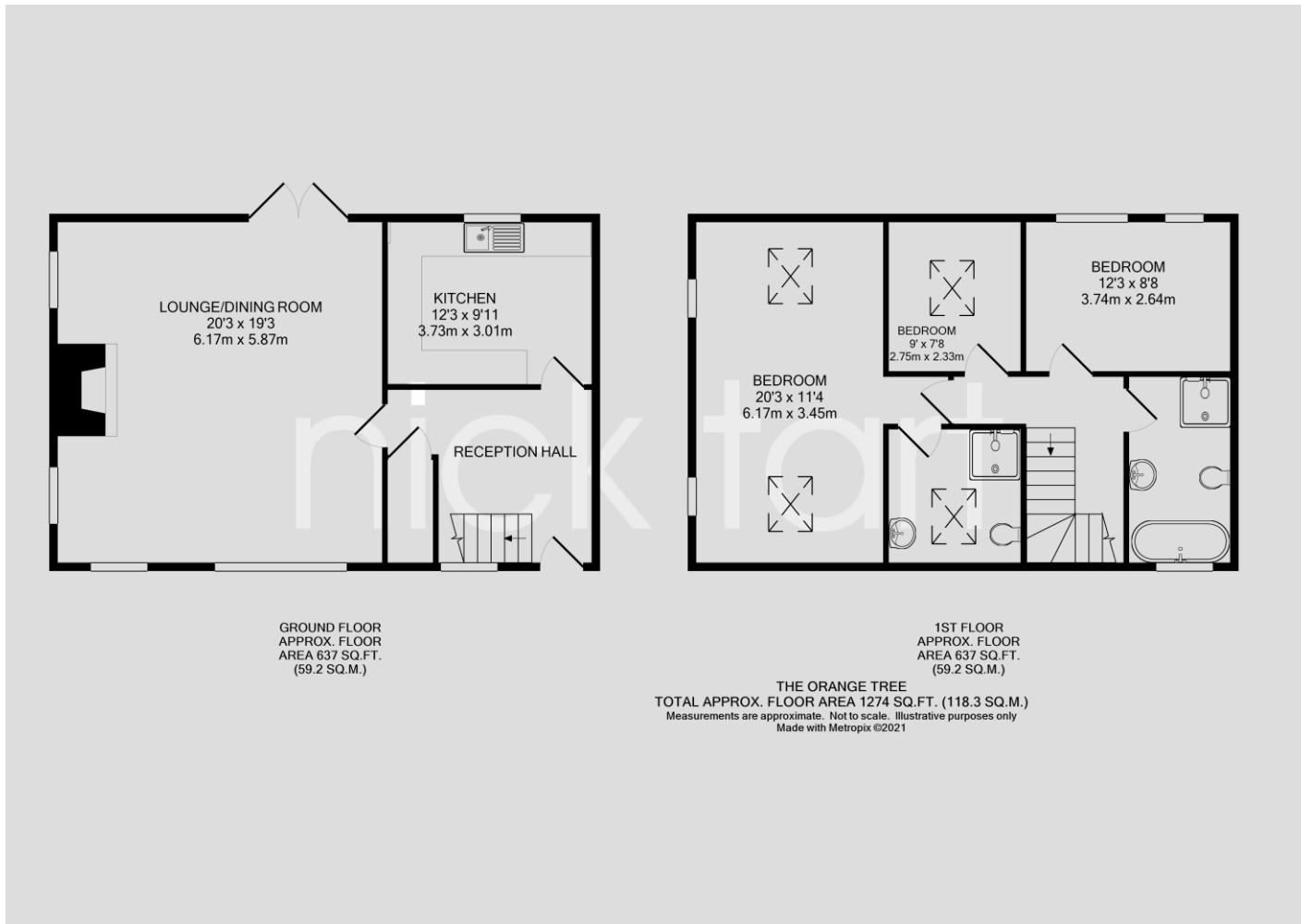




The Orange Tree, Watling Street, Staffordshire, ST19 9QY

nick tart



The Orange Tree, Watling Street, Staffordshire, ST19 9QY
Occupying a choice end position within an exclusive complex of barn conversions this deceptively spacious residence boasts a wealth of charm and character throughout including supportive beams and polished floorboards which are complimented by stunning views towards the Belvide Reservoir and beyond.

- Entrance Hall
- Kitchen
- Lounge
- Split Landing
- Family Bathroom + en-suite

- Decorative & supportive beams throughout
- 3 Double bedrooms
- Sweeping views of local countryside
- Designated gravelled parking area
- EPC Rating: D68



Situated on the fringe of the A5 providing access to major principle towns and motorway networks the versatile choice of living accommodation enjoys a host of charming characteristic and rustic features throughout which in further detail comprises...

Entrance Hall having double glazed hardwood front door, radiator, under stairs storage cupboard, tiled flooring and doors to... **Kitchen** having a matching range of wall and base units with work surfaces over, sink unit with mixer tap, plumbing for washing machine, 'Range Master' oven with electric hob and extractor fan over, integrated dishwasher, fridge freezer, space for dryer, tiled flooring, inset spot lighting, radiator and double glazed window to the rear. **Lounge** has a log burner with feature brick fire place surround, wood effect flooring, vertical radiator, inset spot lighting, double glazed windows to the front and side and a double glazed patio door leads out to the garden. **Landing** is split with wood flooring, radiator, decorative beams and doors to... **Bathroom** has a suite comprising of free-standing sunken bath with mixer tap, separate tiled shower cubicle, WC, wash hand basin, supportive beams, chrome heated towel rail, wood flooring and double glazed window with obscure glass to the fore. **Bedroom** has double glazed window to the rear, wooden flooring, a mixture of decorative and supportive beams and radiator. **Bedroom** has wood flooring, radiator, double glazed Velux window and supportive beams. **Bedroom** has double glazed windows to the side, Velux windows, x2 radiators, supportive beams, storage space and door to... **Ensuite** has a shower cubicle, WC, wash hand basin with mixer tap, part tiled walls, wood flooring, twisted chrome radiator and double glazed Velux window.

Outside

Garden offers a log store, timber garden store, a decked sun terrace and lawn with stunning views towards the Belvide Reservoir. To the front of the property is a **designated gravelled car parking area**.

Tenure – we are advised the property is Freehold.

Services – Oil fired central heating. Sceptic tank. There is also a service charge for communal areas of £400 per annum payable to Bellfield Farm Management.

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).

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.

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.

12 Upper Green, Tettenhall, Wolverhampton WV6 8QH

Tel: (01902) 755585

Fax: (01902) 751545

Email: wolverhampton@nicktart.com

www.nicktart.com



Also at
Ironbridge, Telford, Bridgnorth, Much Wenlock

N279 Printed by Ravensworth 01670 713330

