



Saredon Court, Old Stafford Road, Slade Heath WV10 7PH



An individually designed spacious 4 Bedroom Barn Conversion finished to exacting standards, with a separate annexe and outbuildings set in approx. 1/3 acre in the sought after area of Slade Heath. Rolling countryside views to the rear are plentiful and with excellent commuter links, this property has the charm of the countryside with the comfort of modern-day transport needs.

With its large dimensions, this lovely family home has the benefit of off road parking on a gravelled driveway via a gated electronic entrance and wonderful outside entertaining spaces with approximately 40 sunken lights, adding ambiance to summer evenings.

Immaculately maintained, the property has been individually designed offering accommodation to suit a range of family requirements. A separate annexe, comprising studio apartment with kitchen and shower room and outbuildings, presents the possibility of home working, or independent living for teenagers/ relatives.

The property has the benefit of full gas central heating and is double glazed throughout. It benefits from a gated entrance via electronic opening front gates and has exterior lighting and security camera. The exterior of the property is perfectly zoned for family requirements and storage is available in purpose built storage lockable units, which have power and lighting.



Lounge: With four bespoke feature double glazed windows, timber beams and a feature brick fireplace with inset gas stove, the design of this spacious room is in keeping with the rustic theme of the property.

Dining Room: A large space perfect for more formal dining with a bespoke floor to ceiling window with glorious open views across fields. With rustic timber beams and solid oak flooring, the country theme continues and is well suited for entertaining.

An ideal private place to enjoy meals in the company of friends.



A real show-stopper of the property.

Expertly designed and fitted with a high quality range of oak units with contrasting granite countertops delivering a sleek uncluttered look.

With integrated appliances including a Samsung American-style Fridge/Freezer, a Britannia Range with overhead extractor, a Lieber wine cooler and inset stainless steel Franke bowl, this kitchen has everything the discerning chef requires.

An island breakfast bar with matching oak base units and granite countertop is a great feature and a good place to sit and have a coffee with friends.

A tiled splashback and tiled flooring completes the décor which is both stylish and practical.

Office/ Bedroom 4: This ground floor bedroom is a large space with three bespoke windows to the front aspect. Currently used as an office, it is perfect for those with home office requirements, or a large bedroom suite.

Guest W/C: A useful and stylish facility with a white suite comprising W/C and pedestal wash hand basin.



Conservatory:

This is a fabulous asset to the property and provides an extension to the kitchen to enjoy more casual dining with views over the garden.

There is a utility area consisting of oak base units with integrated Bosch dishwasher and washing machine and with tiled floor and remote controlled ceiling fan this is a great space for informal meals.

French doors lead to the garden.





Stairs from the ground floor lead to a landing with a range of bespoke windows with access to all bedrooms and the family bathroom.

Master Bedroom: An expansive master bedroom with a vaulted ceiling incorporating wooden beams. With contemporary décor and a sumptuous carpet, there are fully fitted units providing ample storage.

En-Suite: This luxurious facility gives a boutique hotel feel and creates a spa-like bathing experience. Comprising; a whirlpool corner bath, w/c and vanity wash hand basin with steps leading to a walk-in wet room area.

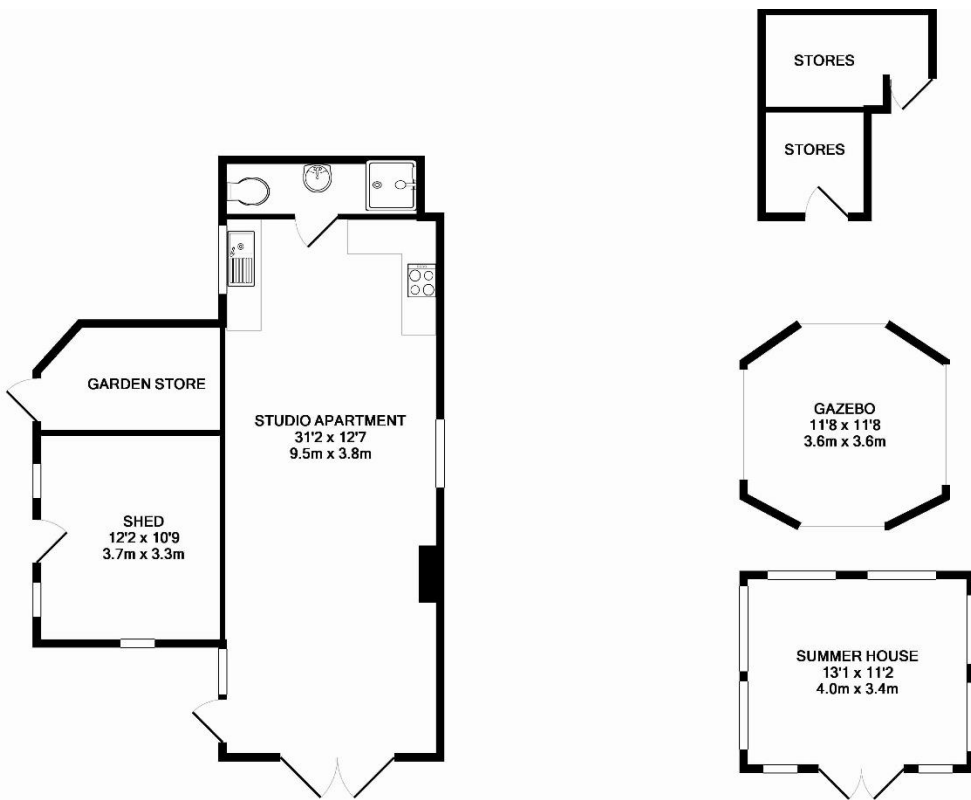
Bedroom 2: Another double bedroom with contemporary décor, sumptuous carpet and beams adding a rustic charm. A door leads to a Jack and Jill bathroom facility.

Bedroom 3: This double bedroom has two bespoke windows adding an abundance of natural light. The stylish theme is maintained throughout and a door leads to the Jack and Jill bathroom.

Bathroom: Set to the rear aspect with a white suite comprising; bath, w/c and pedestal wash hand basin. An archway leads to a walk-in shower cubicle. The room as been extensively tiled with contrasting borders.







TOTAL APPROX. FLOOR AREA 979 SQ.FT. (90.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Annexe:

This is a versatile building with multi-purpose use and will accommodate a range of family requirements. The self-contained studio accommodation has been converted to exacting standards and has superb features such as the reclaimed parquet flooring throughout. Three bespoke windows provide plenty of natural light and access is via bespoke French doors.

The kitchen area has been fitted with a range of units with oak countertops and integrated appliances; consisting Baumatic dishwasher, Indesit washing machine and an electric oven with ceramic hob and overhead extractor.

An en-suite shower room comprises; shower cubicle with power shower, w/c and wash hand basin. A heated towel rail and tiled floor completes the room.

The property is heated via Worcester combi-boiler.

Planning Permission:

Granted for the annexe to be used as a semi-residential or guest dwelling.





Exterior:

The highlight of this property is the grounds with open countryside views to the rear. The entertaining areas are boundless and features manicured lawns with well stocked borders for added interest and a splash of colour, established hedges and a fruit and herb garden, as well as a brick-built BBQ. A children's play area laid mainly to lawn overlooks the natural landscape to the rear; a safe and peaceful environment.

A Summer House with electricity is the perfect way to enjoy summer evenings and for a little luxury a purpose built lined timber outbuilding with tiled roof and sockets crying out for a sauna conversion.

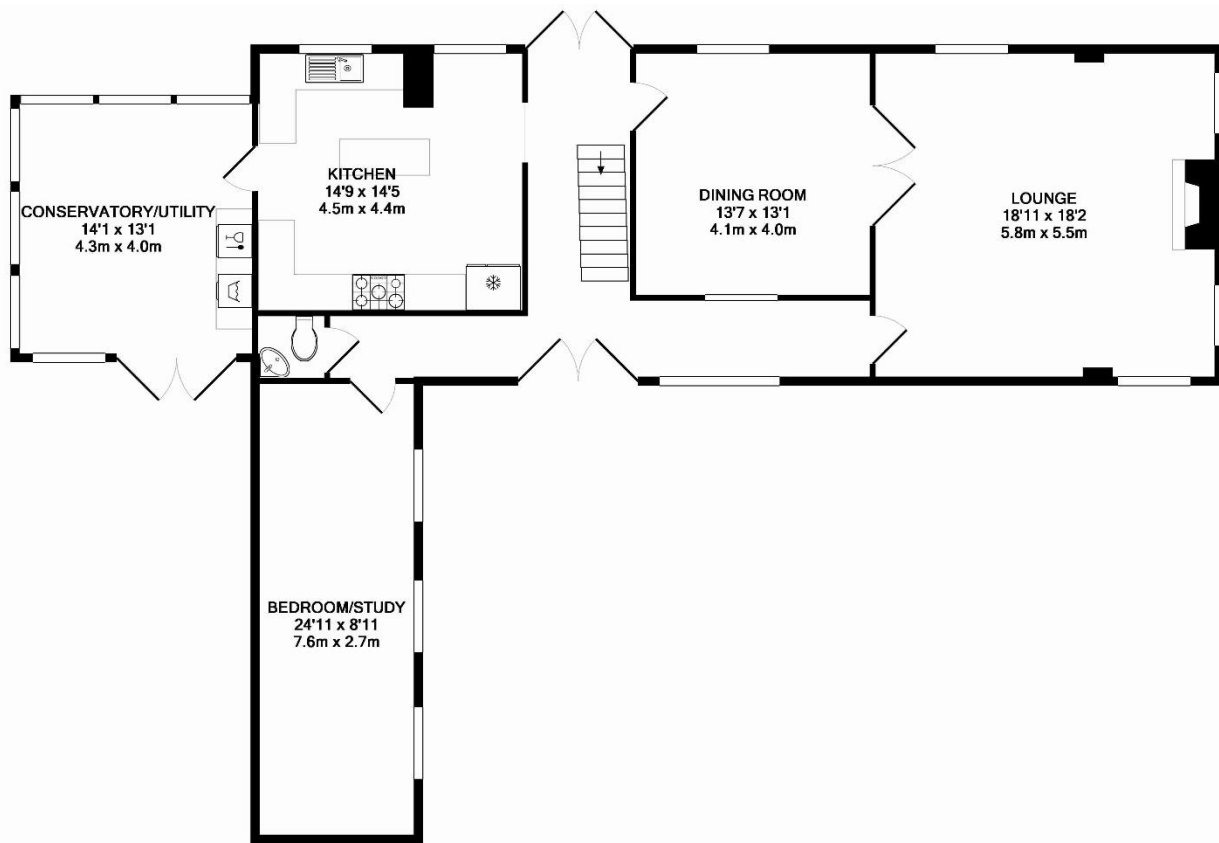
This private space has the benefit of a paved patio surrounded by a partial walled and metal railing boundary with sunken lights adding ambiance for entertaining.

Parking: There is ample off road parking on a gravel driveway which is accessed via security automatic gates.

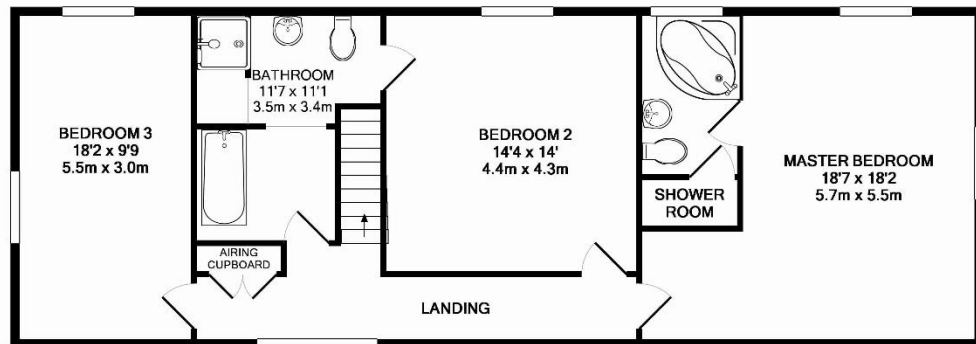
Outbuildings: Two purpose built storage rooms with electricity and separated from the rest of the property by brick walls and lockable gates.







GROUND FLOOR
APPROX. FLOOR
AREA 1357 SQ.FT.
(126.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 956 SQ.FT.
(88.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2313 SQ.FT. (214.9 SQ.M.)

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Energy Performance Certificate



Saredon Court, Old Stafford Road, Slade Heath, WOLVERHAMPTON, WV10 7PH

Dwelling type: Detached house
Date of assessment: 11 December 2013
Date of certificate: 12 December 2013
Reference number: 8557-7022-1129-0799-8992
Type of assessment: RdSAP, existing dwelling
Total floor area: 246 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

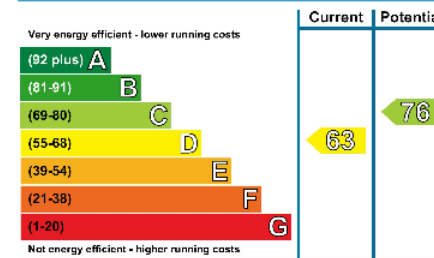
Estimated energy costs of dwelling for 3 years:	£ 5,772
Over 3 years you could save	£ 1,143

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 564 over 3 years	£ 294 over 3 years	
Heating	£ 4,779 over 3 years	£ 3,963 over 3 years	
Hot Water	£ 429 over 3 years	£ 372 over 3 years	
Totals	£ 5,772	£ 4,629	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 4.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 225	✓
2 Floor Insulation	£800 - £1,200	£ 369	✓
3 Low energy lighting for all fixed outlets	£165	£ 222	

See page 4 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Saredon Court Slade Heath,
WV10 7PH

- Grand Proportions
- Barn Conversion
- Four Double Bedrooms
- Character Building
- Rustic Beams
- Approx. 1/3 Acre
- Bespoke Windows
- Solid Oak Floor
- Granite Tops
- Integrated Appliances
- Conservatory
- Gazebo
- Summer House
- Brick Built BBQ
- Annexe
- Countryside Views
- Outbuildings
- Exterior Lighting
- Electronic Gates



AGENTS NOTES

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Dixon Estates (Stafford) Ltd nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase. MEASUREMENTS Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.