



£275,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: D

Weston Stafford

Green Barn Court Weston
Stafford Staffordshire



The Green, Green Grass of Home! Located in the picturesque and sought after village of Weston having great commuting links to Stafford, Stone, Uttoxeter and Rugeley!

This delightful barn is situated adjacent to the Village Green and has beautiful canal walks close to hand. With accommodation spread over two floors, having a first floor gallery landing and a bedroom while the ground floor lays host to the lounge diner, kitchen, master bedroom with ensuite, entrance hall and a guest WC. The property is being offered with vacant possession and no onward chain, opportunities as good as this are hard to come by in such popular locations, so act fast and book your viewing now!

- Characterful Barn Conversion
- Two Bedrooms & En-suite to Bedroom One
- Delightful Courtyard & Driveway
- Adjacent To Village Green
- Great For Commuting Links
- Sought After Village Location

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

An inviting entrance accessed via a part-glazed & panelled entrance door with adjacent external lighting, and featuring a vaulted ceiling with exposed timber beam, ceramic tiled flooring, a radiator, and internal door(s) off, providing access to;

Guest WC

Fitted with a white suite comprising of a low-level WC, and a pedestal wash hand basin with chrome mixer tap & ceramic splashback tiling to the wall. In addition, there is ceramic tiled flooring, a radiator, and featuring an arched window to the front elevation, and a vaulted ceiling with exposed timber beam.

Lounge & Dining Area 17' 11" x 17' 1" (5.45m x 5.21m) (maximum measurements)

A spacious & bright reception room which features a vaulted ceiling with exposed timber beams, and an exposed brick fire surround with timber mantle housing an inset fire. In addition, there are two radiators, a double glazed arched window & double glazed door leading out to the adjacent courtyard area, and stairs off, rising to the First Floor Landing & accommodation.



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Kitchen 14' 2" x 6' 10" (4.32m x 2.09m)

Fitted with a matching range of wall, base & drawer units with work surfaces over, incorporating an inset 1.5 bowl stainless steel sink with drainer & chrome mixer tap, and a fitted hob with electric oven/grill beneath, and having spaces available to accommodate further kitchen appliances. In addition, there is ceramic splashback tiling to the walls, ceramic tiled flooring, a wall mounted gas central heating boiler, skylight window, and a door leading out to the Courtyard area.



Bedroom One (Ground Floor) 12' 2" x 9' 9" (3.71m x 2.96m)

A double bedroom, having built-in wardrobes with sliding mirrored fronts, a useful built-in storage cupboard with door, a double glazed window to the rear elevation, radiator, and further internal door leading through into the En-suite.



En-suite (Bedroom One Ground Floor) 7' 8" x 5' 9" (2.34m x 1.76m)

Featuring a vaulted ceiling with exposed timber beam, and fitted with a white suite comprising of a low-level WC with enclosed cistern, a vanity style wash basin with chrome mixer tap & storage beneath, and a tiled shower cubicle housing a mains-fed mixer shower. In addition, there is part-ceramic tiling to the walls, a chrome towel radiator, and an arched window & skylight window to the front elevation.



First Floor Landing

A mezzanine landing area having a skylight window, a useful built-in storage cupboard with door, a further door providing access to additional eaves storage, and internal door(s), to;

Bedroom Two 9' 4" x 8' 10" (2.84m x 2.70m)

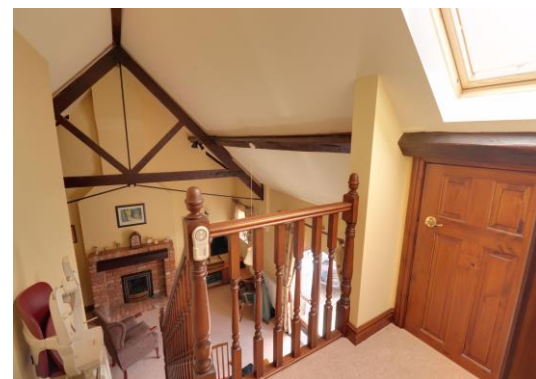
A dual-aspect bedroom having skylight windows to both the front & rear elevations.

Outside Front

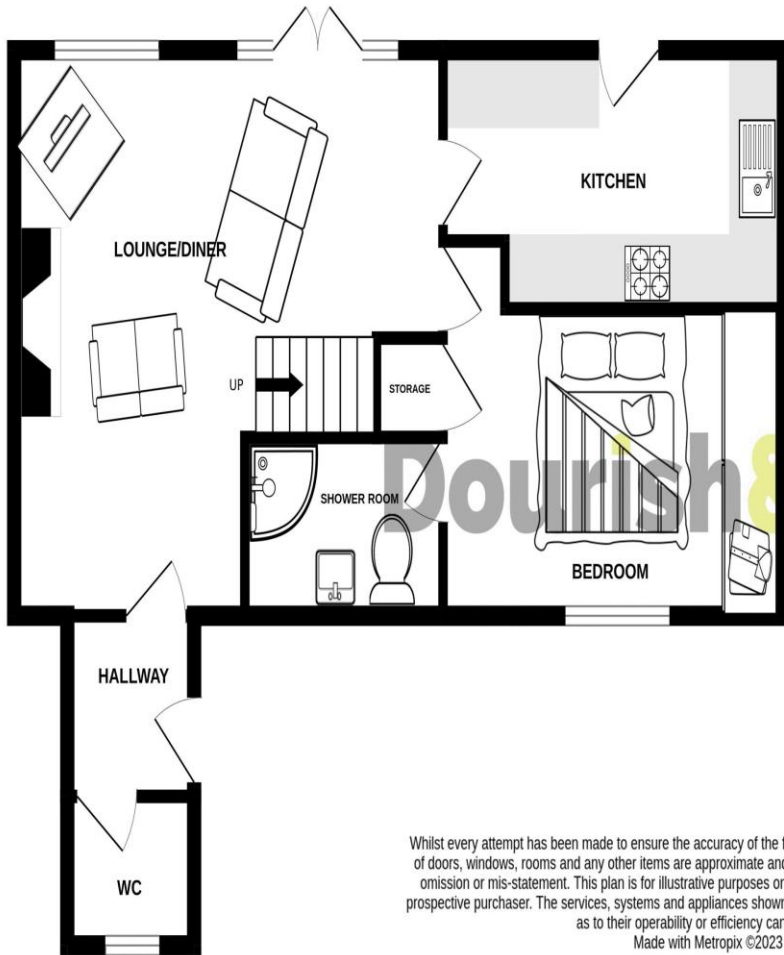
The property sits behind a small natural stone with stone coped tops boundary wall with a well maintained lawned garden area having an established range of flowerbeds, plants & shrubs and approached over a paved pathway.

Outside Rear

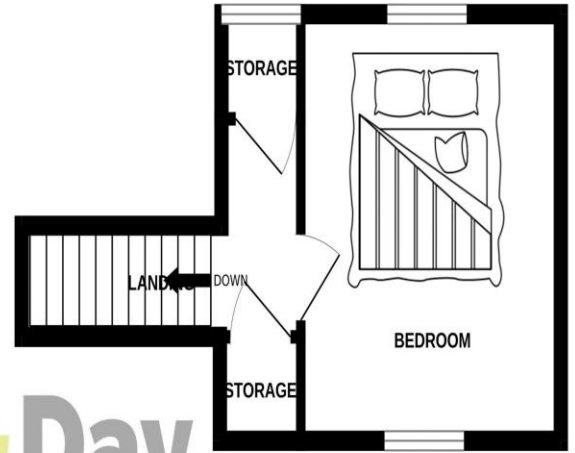
The property shares a communal courtyard area & shared access drive, having a block-paved driveway which provides off-road parking, a paved seating area, and a decorative slate covered low-maintenance garden area.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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