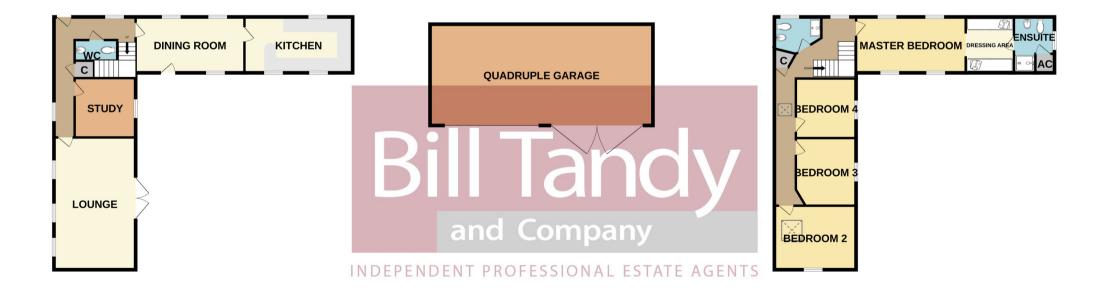


GROUND FLOOR 1ST FLOOR



7 THE HOLLIES, BURNTWOOD WS7 9EY

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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The Granary 7 The Hollies, Burntwood, Staffordshire, WS7 9EY

£725,000 Freehold

Escape the hustle and bustle of city life with this beautifully converted four-bedroom barn, offering generous living space, stylish interiors, and breathtaking Staffordshire countryside views. Set within a select private development, The Granary combines character and comfort with excellent commuter links – the perfect balance of rural tranquillity and modern family living. This individually designed attached barn conversion has been sensitively modernised to retain many of its original architectural features while providing all the comforts and efficiency of contemporary living. Spacious and beautifully presented throughout, the home flows naturally with well-proportioned reception rooms, a family breakfast kitchen, and four double bedrooms, including a master suite with dressing room and en-suite.

Approached via a private driveway off Coulter Lane, the property enjoys a shared block-paved courtyard and a quadruple garage. To the front and rear are enclosed gardens, complemented by an additional larger garden area opposite the driveway – ideal for outdoor entertaining or family activities. Don't miss the opportunity to make this exceptional barn conversion your new home – offering space, style, and serenity within easy reach everything a modern family needs close by.



ENTRANCE HALLWAY

approached via wooden entrance door with obscure double glazed insert and having mat tread, contrasting tiled flooring, timber beamed ceiling, smoke detector, stairs to the first floor accommodation, two radiators, four ceiling light points, useful built-in cloaks cupboard, double glazed window to both front and side and doors lead off to further accommodation.

GUEST CLOAKROOM

having a modern suite with chrome style fittings comprising W.C. with hidden cistem, wash hand basin with mono tap set upon a suspended vanity storage cabinet, full contemporary wall tiling with Karndean tiled flooring, vertical chrome radiator, inset ceiling spot lighting and extractor fan.

STUDY

9' 7" x 9' 5" (2.92m x 2.87m) with double glazed window to side, timber ceiling beams and wood flooring set against deep skirting boards and radiator.

LOUNGE

21' 3" x 13' 2" (6.48m x 4.01m) with three double glazed windows to side, double glazed French doors leading out to the rear garden, timber ceiling beams, wood flooring, comer focal point fireplace with gas burning stove situated on hearth, two radiators and four wall light points.

DINING ROOM

17' 7" x 9' 2" (5.36m x 2.79m) having two double glazed windows to front, double glazed window and wooden door with double glazed insert to the rear garden, timber ceiling beams, wood flooring, two radiators and door to:

BREAKFAST KITCHEN

17' 4" x 9' 2" (5.28m x 2.79m) having a comprehensive range of matching modern matt grey wall and base units, contrasting off-white quartz shaped work surface with matching upturned splashbacks forming a stunning traditional 'U' shaped kitchen which does extend out forming a lovely breakfast bar with recess for seating and decorative hanging lights above, inset sink with mono flexible tap fitting, five burner Neff gas hob with contemporary Neff overhead extractor and two separate ovens set below, integrated slimline dishwasher, integrated washing machine, integrated full height fridge and integrated full height freezer, integrated wine fridge, recessed downlights, contemporary vertical radiator, exposed timber ceiling beams, tile effect flooring, double glazed window to front and two double glazed windows overlooking the rear garden.



FIRST FLOOR LANDING

approached via the return easy tread staircase leading from reception hallway with turn balustrade handrails upon approach, vaulted and part sloping ceilings with timber ceiling beams, useful walk-in storage cupboard with light point, three radiators, double glazed window to the front aspect, smoke detector, Velux double glazed window to side aspect and doors lead off to the following accommodation;

MASTER BEDROOM

 $5.41 \,\mathrm{m}\,\mathrm{x}\,2.79 \,\mathrm{m}\,(17'\,9''\,\mathrm{x}\,9'\,2'')$ having two double glazed windows to front, two double glazed windows to rear, part vaulted ceilings incorporating timber ceiling beams, radiator and archway to :

DRESSING ROOM

10' 5" x 9' 3" (3.18m x 2.82m) having contemporary style open rail wardrobes with spaces for hanging, shelving and drawers, two ceiling light points, radiator and door to:

EN SUITE SHOWER ROOM

having a modern white suite with chrome effect fitments comprising wall mounted vanity wash hand basin with mono tap, dual flush close coupled W.C., and walk in shower cubicle with glazed splash screen door and mains plumbed shower unit, complementary part ceramic wall tiling, Kamdean tiled flooring, wall mounted chrome heated towel rail, airing cupboard housing mains pressure hot water system, inset halogen ceiling spot lighting, extractor fan, shaver socket and obscure double glazed window to side.



BEDROOM TWO

13' 1" x 10' 5" $(3.99 \, \text{m x} \, 3.18 \, \text{m})$ with double glazed window to rear, vaulted ceiling, timber ceiling beams, radiator and Velux double glazed window to side.

BEDROOM THREE 10' 6" x 9' 5" (3.20n

10' 6" \times 9' 5" (3.20m \times 2.87m) with double glazed window to the side, vaulted ceiling, timber ceiling beams and radiator.

BEDROOM FOUR

9' 7" x 9' 5" (2.92m x 2.87m) with double glazed window to side, vaulted ceiling, timber ceiling beams and radiator.

FAMILY SHOWER ROOM

having a contemporary suite and chrome style fitments comprising wash hand basin with mono tap set upon a suspended vanity drawers unit, dual flush close coupled W.C., and walk in shower cubicle with glazed splash screen door and wall mounted shower unit, complementary part ceramic wall tiling, chrome heated towel rail, Karndean tiled flooring, vaulted ceiling, inset halogen ceiling spot lights, extractor fan and obscure double glazed window to front.



OUTSIDE

The Hollies development is approached via private driveway with electronically operated entrance gates leading up to The Granary which extends off to the right hand side to a shared block paved driveway leading to the quadruple garage which provides ample parking. To the front and rear of the property are fence/hedge enclosed gardens both providing patio areas ideal for alfresco dining and entertaining, with lawn and herbaceous flower and shrub borders. There is a larger lawned garden to the front across the block paved driveway with fence and hedge perimeter boundaries.

QUADRUPLE GARAGE

10.98m x 5.20m max (5.00m min) (36' 0" x 17' 1" max 16'5" min) approached via electrically operated up and over double door on one side and timber bi-fold garage door on the other side having power, light and pitched roof for additional storage.

COUNCIL TAX

Band F.

FURTHER INFORMATION/SUPPLIES

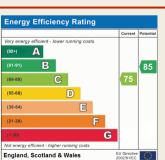
Mains water, electricity and gas connected. Drainage is to a bio-disk tank. Telephone connected. For broadband and mobile phone speeds and coverage, please refer to the website below: https://checker.ofcom.org.uk/

AGENTS NOTE

Please note we understand there is a Service Charge for the communal areas, communal road and the access lighting of £25.00 per month.

Should you proceed with the purchase of the property these details must





TENURE

Our client advises us that the property is managed Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.