

## Blackberry Barns Cartersfield Lane Stonnall, Walsall, WS9 9EF

**\*\* PLOT 1 SOLD - FINAL TWO LUXURY RESIDENCES AVAILABLE \*\***

Set within an exclusive gated development of just three individually designed residences, this outstanding detached home of exceptional quality resides within a discreet and highly private setting on the outskirts of Stonnall, with the village's extensive amenities a short walk away via a private pathway, including traditional pubs, shops, salons and takeaways.

Approached via a long, sweeping driveway, with electric gates opening onto a generous forecourt providing ample parking, in addition to an integral single garage. The development by highly accredited developers - Arcadia Land - is enveloped by mature woodland and established trees, creating a peaceful, secluded environment.

Designed in a contemporary barn style, the property blends traditional influences with modern architectural detailing, most notably the striking glazed frontage that floods the entrance

Guide price £1,300,000

# Blackberry Barns Cartersfield Lane

## Stonnall, Walsall, WS9 9EF



- Exclusive gated development of just three luxury detached homes
- Contemporary barn-style architecture with striking full-height glazing
- Separate study, utility room and boot room for added practicality
- Large L-shaped rear garden with porcelain terrace and excellent outdoor entertaining space
- Idyllic setting on the outskirts of Stonnall, surrounded by mature woodland
- Expansive open-plan kitchen, dining and family room with twin bi-folding doors
- Four generous double bedrooms, two with en-suite and walk-in wardrobes
- Impressive sweeping driveway approach with electric gated entrance
- Elegant living room with feature wood-burning stove and garden access
- High-specification finishes throughout, including luxury family bathroom and guest WC

### Entrance Hall

20'1" x 9'6" (6.13 x 2.92)

### Lounge

17'9" x 14'1" (5.42 x 4.31)

### Guest WC

9'8" x 3'9" (2.96 x 1.16)

### Study

9'8" x 7'4" (2.96 x 2.26)

### Kitchen/Diner/Family Room

26'4" x 22'7" (8.03 x 6.89)

### Utility Room

10'0" x 7'8" (3.05 x 2.35)

### Boot Room

8'2" x 7'8" (2.51 x 2.35)

### Garage

18'0" x 9'2" (5.51 x 2.80)

### Bedroom One

18'2" x 18'2" (5.54 x 5.54)

### En-Suite

8'6" x 7'0" (2.61 x 2.15)

### Walk In Wardrobe

7'1" x 5'8" (2.18 x 1.73)

### Bedroom Two

17'9" x 14'0" (5.42 x 4.29)

### En-Suite

6'10" x 5'3" (2.09 x 1.62)

### Walk In Wardrobe

7'6" x 4'6" (2.29 x 1.39)

### Bedroom Three

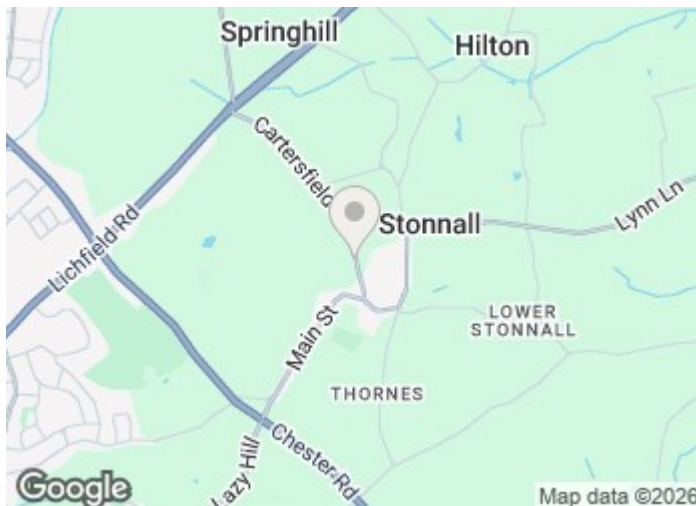
14'6" x 9'9" (4.43 x 2.98)

### Bedroom Four

11'0" x 9'8" (3.37 x 2.97)

### Family Bathroom

9'6" x 6'1" (2.92 x 1.86)



[Directions](#)



# Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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