



Dolphin Barn

WEATHEROAK HILL
ALVECHURCH

£599,000



Two Bedroom Detached Barn Conversion

Description.

An outstanding detached character barn conversion all on one level enjoying an abundance of charming features and located on a substantial plot of 0.38 acres (approx.) within the sought after rural location of Weatheroak Hill, Alvechurch.

The accommodation comprises: Enclosed porch, entrance hall with flagstone floor and cloak cupboard, impressive open plan lounge/dining room with wood burning stove as well as access onto an attractive brick courtyard and a contemporary triple aspect breakfast kitchen.

The south wing of the house features a double bedroom with en suite bathroom, second double bedroom with several built in wardrobes and modern house shower room.

Several of the main rooms feature incredible vaulted ceilings with rustic exposed beams.

Externally, the property boasts magnificent south westerly private gardens with extensive lawn, patio dining area, an array of mature trees and shrubs, gravelled driveway providing parking for multiple vehicles, garage block, adjoining garden store and electronic sliding gate.

Location: The property is positioned in a delightful rural setting within Weatheroak Hill, close to Wythall and the attractive village of Alvechurch, as well as also being well placed for easy access into central Birmingham and beyond. Close by lies local pub 'The Coach and Horses', Weatheroak Hill brewery and Kings Norton golf club. The sought after village of Alvechurch provides an excellent First and Middle School, local shops, pubs and restaurants, Alvechurch train station, easy motorway access, main bus route and walks along the local canal.

Approximate mileages

Bromsgrove: 8 miles, BHX Airport: 14.3 miles, M42(J3): 1.3 miles, M40 (J3A): 4.8 miles, Alvechurch Train Station: 2.8 miles.



Room Dimensions

Sitting/Dining Room: 13' 1" x 22' 5" (3.99m x 6.84m)

Kitchen: 13' 1" x 12' 7" (3.99m x 3.85m)

Bedroom One: 9' 4" x 14' 11" (2.87m x 4.57m)

En Suite: 8' 0" x 5' 8" (2.44m x 1.75m)

Bedroom Two: 13' 1" x 11' 4" (max) (4.00m x 3.47m)

Shower Room: 5' 10" x 8' 6" (1.79m x 2.60m)

Double Garage: 17' 5" x 24' 7" (5.32m x 7.50m)

Store: 12' 3" x 15' 7" (3.74m x 4.75m)



Ground Floor

Total Approximate Area (Excluding Garage and Garden Store): 97.5 sq. m (1,049.48 sq. ft)



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

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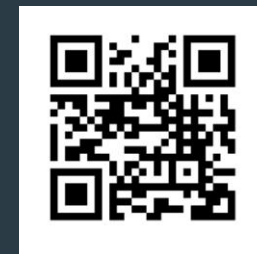
COUNCIL TAX BAND: F

TENURE: Freehold

For more information on this house or to arrange a viewing please call the Barnt Green office on:

0121 447 8300

Alternatively, you can scan below to view all of the details of this property online.



67 Hewell Road
Barnt Green
Birmingham
West Midlands
B45 8NL