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## Oak Tree Barn

LEA END LANE  
ALVECHURCH

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OFFERS OVER  
**£699,000**









# Five Bedroom Semi-Detached Barn Conversion

A spectacular five bedroom semi-detached barn conversion built to exacting standards in 2005 and exceptionally well maintained throughout boasting approx. 2,635 sq. ft of flexible accommodation with many charming and high quality character features. The property is situated upon an outstanding 0.87 acre (approx.) south facing plot within a small picturesque development in an idyllically rural yet accessible location with far reaching views over neighbouring countryside.

The ground floor boasts underfloor heating throughout and comprises: Entrance hall with a beautiful fossilised limestone floor and two oak staircases leading to separate sides of the property, guest cloakroom, lounge with feature fireplace and two sets of french doors onto the garden, formal dining room, generous office (offering alternate uses) and a country style kitchen with breakfast island, granite worktops, high quality integrated appliances, built in cupboard and access to the utility room opposite. A double guest bedroom is located on the ground floor complete with an en suite shower room and french doors onto the garden and a house bathroom (with Jacuzzi bath and separate shower enclosure) serves two of the first floor bedrooms. The hallway also provides internal access to the garage.

The principle staircase leads to a charming master bedroom suite with stunning views, en suite shower room, built in wardrobes and generous eaves storage and there is a second double bedroom with built in wardrobe and en suite bathroom and third bedroom with built in storage cupboard.

The West wing of the first floor (accessed via its own private staircase) boasts an impressive room which is currently being utilised as a playroom (with eaves storage) but would equally make a great fifth bedroom (with plumbing in place to potentially install its own en suite).

All bathrooms are fitted with exquisite Villeroy and Boch sanitary ware. Other notable features of the property include: Traditional windows including conservation style roof lights (of which all are double glazed), a wealth of oak and beamed ceilings.





Outside: The residence enjoys an incredible 0.87 acre plot (approx.) including a wonderful south facing garden predominantly laid to lawn with an al fresco patio dining area, summerhouse, child's play area and an open rural aspect over bordering countryside. A gate from Lea End Lane offers a useful alternate access to the back of the garden.

The barn itself is set within a picturesque secluded development of just seven other properties behind electronically operated gates (equipped with intercom) with a communal courtyard providing access to parking and the garage.

Service charge: £30 per month

Services: Mains water, mains electric, oil fired central heating, private drainage via a treatment plant (regularly serviced and emptied).

The property also benefits from photovoltaic solar panels which are fully owned and used for electricity generation.

Location: The residence is situated between the pretty village of Alvechurch and Hopwood, and is conveniently located for Alvechurch first and middle schools, shopping, pubs and restaurants within the village centre and walks along the local canal network and rail station. Two renowned pubs, the Peacock and the Coach and Horses (with its own mini brewery) are just over a mile away. Also nearby are the facilities offered by Barnt Green, Redditch, Solihull and central Birmingham (located approx. 10 miles away).





## Room Dimensions.

Lounge: 12' 7" x 19' 7" (3.85m x 5.97m)

Breakfast Kitchen: 16' 7" x 11' 8" (5.07m x 3.56m)

Utility Room: 10' 8" x 5' 6" (3.27m x 1.68m)

Office: 11' 3" (max) x 8' 11" (3.43m x 2.72m)

Dining Room: 9' 10" x 14' 1" (3.00m x 4.31m)

Bedroom Four: 10' 9" x 14' 1" (3.28m x 4.31m)

En Suite: 7' 5" x 5' 2" (2.27m x 1.58m)

Cloakroom: 4' 9" x 7' 11" (1.46m x 2.42m)

Bathroom: 10' 8" x 6' 4" (3.27m x 1.95m)

Garage: 14' 8" x 13' 3" (4.48m x 4.05m)

Stairs To First Floor Landing

Bedroom One: 16' 7" (max) x 11' 11" (5.07m x 3.64m)

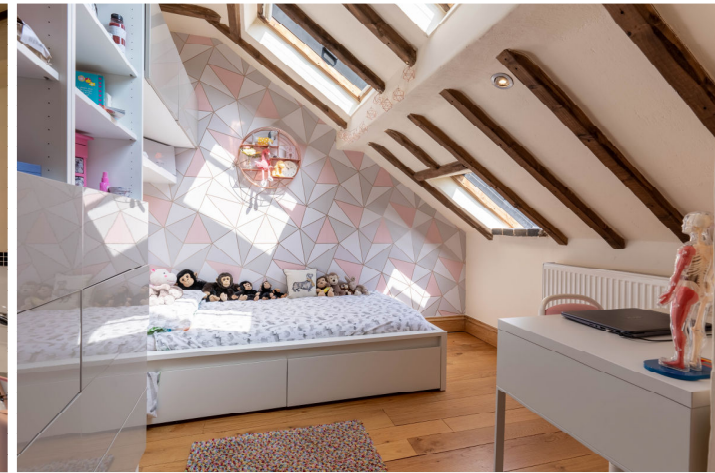
En Suite: 5' 10" x 6' 2" (1.80m x 1.88m)

Bedroom Two: 10' 9" (max) x 10' 1" (max) (3.29m x 3.08m)

En Suite: 7' 4" x 6' 6" (2.25m x 2.00m)

Bedroom Three: 13' 7" (max) x 9' 6" (max) (4.16m x 2.90m)

Bedroom Five: 21' 3" (max) x 13' 8" (6.50m x 4.18m)













# Lea End Lane, Alvechurch

## Ground Floor



## First Floor



Approximate Gross Internal Area: 244.8 sq. m (2,635 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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EPC: D

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.



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