



smarthomes



- A Charming Grade II Listed Barn Conversion
- Enjoying South Facing Rural Views
- Impressive Lounge & Dining Room with Beautiful Exposed Beams & Log Burner
- Breakfast Kitchen

Light Hall Farm, Dog Kennel Lane, Shirley, B90 4JQ Offers Around **£475,000**

A charming Grade II listed barn conversion enjoying rural views, set within grounds of Light Hall Farm forming part of a small development of just three converted stables. This delightful home has a wealth of character and dates back to the 1700's being sympathetically restored using original materials. The beautifully presented accommodation comprises of lounge and dining room with exposed beams and log burner, breakfast kitchen, two bedrooms, en-suite shower room, bathroom, private rear garden, good size south facing fore-garden with countryside views, allocated parking and garage



Property Description

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.





The property is approached via a sweeping driveway leading to two allocated parking spaces and detached garage with further parking space in front.

The barn is set back from the private road behind a three bar fence with gated access through to a good sized, well manicured private fore-garden with walls and mature shrubs to boundaries and a block paved pathway extending to a south facing seating area enjoying countryside views to front.

A feature character front door with wall lighting and cast iron furnishings leads through to

Entrance Hallway

With quarry tiled flooring, spot lights to ceiling, radiator, double glazed window to front, storage cupboard and stable style doors with cast iron furnishings radiating off to

Dual Aspect Lounge Dining Room

17' 8" x 17' 5" (5.38m x 5.31m) This fabulous room enjoys an impressive vaulted ceiling with beautiful exposed beams, exposed brick fireplace housing a log burner set upon a flagstone hearth with wooden mantle over, double glazed windows incorporating French doors to front garden with countryside views, further double glazed door to front, French doors leading out to the rear garden, wall lighting and three radiators

Breakfast Kitchen to Rear

13' 2" x 9' 9" (4.01m x 2.97m) Being fitted with a range of solid wood wall, drawer and base units, complementary work surfaces with matching upstands, sink and drainer unit with mixer tap, four ring gas hob with tiled splashback and extractor canopy over, inset electric oven and grill, space and plumbing for washing machine and dishwasher, integrated fridge and freezer, under-cupboard lighting, Velux window, gas boiler, quarry tiled flooring, spot lights to ceiling and part glazed door leading out to the rear garden

Bedroom One

12' 1" max x 10' 9" max (3.68m x 3.28m) Having double glazed windows with cast iron furnishings to front and side elevations, built-in double wardrobe with character doors, ceiling light point, radiator and latch door leading into

En-Suite Shower Room

Being fitted with a three piece white suite comprising shower cubicle with overhead rainfall shower and further handheld shower attachment, low flush WC and pedestal wash hand basin, tiling to splashback areas and floor, radiator and light tunnel

Bedroom Two

13' 2" max x 10' 4" max (4.01m x 3.15m) With radiator, double glazed window with cast iron furnishings, ceiling light point and built-in storage cupboard

Family Bathroom

Being fitted with a three piece white suite comprising panelled bath, low flush WC and pedestal wash hand basin, tiling to water prone areas, tiled flooring, heated towel rail and ceiling light point

Rear Garden

This private rear garden is mainly laid to lawn with block paved patio, mature trees, shrub borders and fencing and walls to boundaries

Detached Garage

With up and over garage door, light and power points

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current Council Tax Band - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Ground Floor

Approx. 86.4 sq. metres (930.4 sq. feet)



Total area: approx. 86.4 sq. metres (930.4 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.