



Pickford Green Lane, Allesley

Guide Price £650,000





PROPERTY OVERVIEW

A rare opportunity to purchase a recently constructed barn conversion located in a stunning rural location. Being available to purchase with no onward chain, benefiting from a new build guarantee and providing approximately 1900 sq ft of living space the property needs to be viewed to be fully appreciated. Having a high specification which includes Cat 6 Wiring, High Speed 1 Gig Internet, Electric Car Charging Point, Home Alarm System and underfloor heating across the whole of the ground floor .

In summary the property provides potential purchasers with; full height entrance hallway, living room, kitchen/diner, study, utility room and guest WC. On the first floor there are four bedrooms, two with ensuite facilities and a family bathroom. Outside the property sits in a courtyard setting with allocated parking to the front of the property and a wrap around garden backing onto open fields to the rear.

Viewing is by appointment with Xact Homes 01676 534 411.

PROPERTY LOCATION

This development lies midway between Meriden & Eastern Green in a rural location surrounded by open fields and is ideally placed for access to Solihull, Coventry and Birmingham with fast routes to the N.E.C., midlands motorway network, Birmingham International Airport and Railway Station.





Council tax band: F

Tenure: Freehold

- New Build Semi-Detached Barn Conversion
- Allocated Parking
- Over 1900 Sq Ft
- Two En-Suite Bedrooms
- Four Bedrooms
- Underfloor Heating
- Rural Location
- Kitchen/Diner
- Living Room, Study & Utility Room

ENTRANCE HALLWAY

WC

UTILITY ROOM

6' 9" x 5' 9" (2.05m x 1.75m)

STUDY

10' 7" x 10' 0" (3.23m x 3.05m)

LIVING ROOM

19' 10" x 14' 4" (6.04m x 4.38m)

KITCHEN/DINER

19' 10" x 14' 4" (6.04m x 4.38m)





FIRST FLOOR

BEDROOM ONE

26' 4" x 14' 4" (8.04m x 4.38m)

ENSUITE

BEDROOM TWO

14' 5" x 10' 7" (4.39m x 3.23m)

ENSUITE

8' 10" x 6' 1" (2.7m x 1.85m)

BEDROOM THREE

10' 7" x 10' 0" (3.23m x 3.05m)

BEDROOM FOUR

10' 7" x 10' 0" (3.23m x 3.05m)

BATHROOM

7' 3" x 7' 4" (2.2m x 2.24m)

OUTSIDE THE PROPERTY

GARDEN

ALLOCATED PARKING SPACE

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge freezer and underfloor heating

ADDITIONAL INFORMATION

Mains gas and electricity (septic tank)

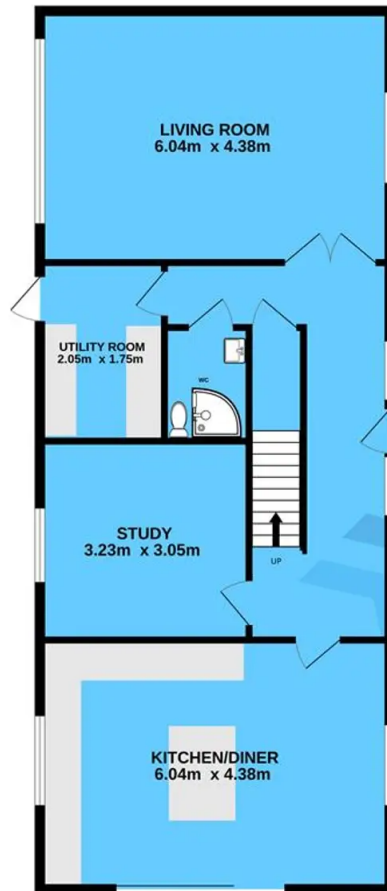
MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

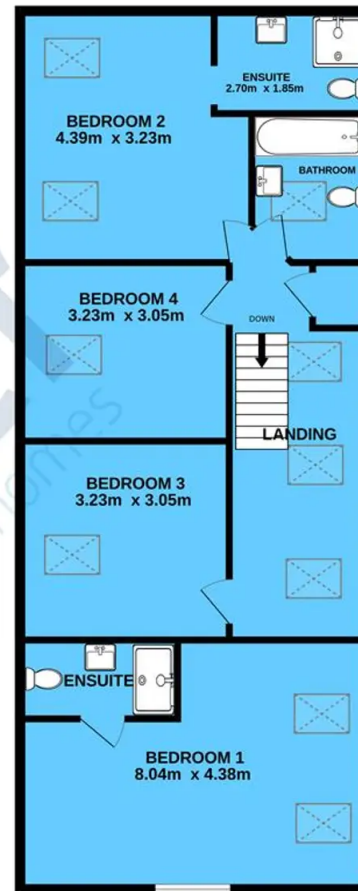




GROUND FLOOR



1ST FLOOR



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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