



smarthomes

Barston Lane

Hampton-in-Arden, Solihull, B92 0HS

- An Exceptional Refurbished Period Cottage
- Two Double Bedrooms & Re-Fitted Family Bathroom
- Lounge With Feature Log Burner
- Open Plan Re-Fitted Kitchen & Dining Room
- Allocated Off Road Parking
- Courtyard Garden With Out-Buildings Ideal For Conversion STPP

£350,000

EPC Rating - 49

Current Council Tax Band - D





Property Description

An exceptionally refurbished period cottage with open views, two double bedrooms, lounge with log burner, open plan re-fitted kitchen & dining room, utility, guest WC, re-fitted family bathroom, allocated parking and South West facing courtyard garden with out-buildings providing the potential for conversion (STPP)



The property is positioned opposite open views behind a block paved hard-standing and canopy porch with cottage style composite front door leading through to

Entrance Hallway

With ceiling light point, stairs leading to the first floor accommodation and latched tongue and groove door leading through to



Lounge to Front

11' 10" x 12' 7" (3.61m x 3.84m) With double glazed bay window providing open views to front, feature log burner with slate hearth and reclaimed wooden mantle, ceiling light point, engineered oak flooring, radiator and latch door leading through to

Dining Area to Rear

20' 7" x 10' 8" (6.27m x 3.25m) With engineered oak flooring, UPVC double glazed French doors leading out to the rear garden, reclaimed wooden mantle, ceiling light point, contemporary vertical radiator, latch door to utility room & guest WC and opening into



Re-Fitted Kitchen to Rear

Being fitted with a contemporary range of high gloss handle-less wall, drawer and base units with complementary wooden work surfaces and matching upstands, sink and drainer unit with mixer tap, four ring hob with glazed splashback and feature extractor canopy over, inset electric oven, integrated dishwasher and fridge freezer, ceiling light point, engineered oak flooring, vaulted ceiling with Velux window, double glazed cottage style window to rear and composite stable style door leading out to the rear garden



Utility Room

With space and plumbing for washing machine and latch door to

Guest WC

With vanity sink, low flush WC, tiled flooring, ceiling light point and freestanding Heatraesadia electric central heating boiler

Accommodation on the First Floor

Landing

With exposed timbers, ceiling light point and latch tongue and groove doors leading off to

Bedroom One to Front

11' 9" x 11' 8" (3.58m x 3.56m) With double glazed window providing open views to front, chimney recess, exposed feature brickwork, radiator and ceiling light point





Bedroom Two to Rear

12' 4" x 10' 11" (3.76m x 3.33m) With double glazed window to rear elevation, radiator and ceiling light point

Re-Fitted Family Bathroom to Front

Being fitted with a three piece white suite comprising; panelled bath with thermostatic rainfall shower, additional handheld shower attachment and glazed screen, WC with enclosed cistern and oak surround and vanity wash hand basin, obscure double glazed window to front, Porcelanosa tiling to water prone areas, radiator, ceiling light point, extractor and Velux window

Courtyard Rear Garden

Being mainly block paved with feature wall, shrub borders, gravelled area, courtesy gate to side and brick built out-buildings with latch doors providing superb potential for conversion or ancillary accommodation subject to relevant planning permission.

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 – C.



Total area: approx. 76.6 sq. metres (825.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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