

Property Description

Green & Company Distinctive and Rural Homes are delighted to offer to the market this superb conversion set within the grounds of the highly regarded Canwell Estate. Approached via a private driveway off London Road, Canwell, and enjoying open views across fields, number 137 is situated on the corner of the Quadrangle and has been carefully renovated to combine the conveniences of modern day living whilst retaining many original features in this beautiful conversion. Having tall ceilings and windows throughout and generous room proportions, internal viewing is highly essential to appreciate all that this home has to offer. Particular attention is brought to the coach house which has the potential to be converted to further living accommodation (subject to the necessary planning permission). On entering the property there is an elegant hallway, lounge with sash windows and open fireplace, breakfast kitchen with oak units, large utility room with access to the coach house, cellar suitable for wine storage or renovation (subject to planning regulations). There are three bedrooms, again with high ceilings and open views, a wet room and wc to the first floor. All the local amenities are close at hand at nearby Mere Green and Sutton Coldfield as well as excellent transport links by both road and rail. Early inspection is highly recommended to appreciate this unique home which in brief comprises:

ENTRANCE HALL 15' 2" x 6' 10" (4.62m x 2.08m) Having Karndean wooden flooring, double glazed door to front, radiator, door to cellar, spindle staircase to first floor, coving, ceiling light point and access to ground floor accommodation.

LOUNGE 13' 11" x 16' 11" (4.24m x 5.16m) Having real wood flooring, three sash windows overlooking side fields, side window overlooking fields, feature open fireplace with surround, coving, two radiators, ceiling light point, TV aerial point, feature alcoving with storage space and high ceilings.

KITCHEN 11' 7" x 14' 9" (3.53m x 4.5m) Having open fireplace with feature fire surround and hearth, three sash windows with countryside views, a range of oak units with Wenge tops, Belfast sink with taps, half tiled splashback, ample room for table and chairs, built in double oven and hob and ample work space.

UTILITY ROOM 19' 8" x 7' 2" (5.99m x 2.18m) Having entrance from the side of the property with enclosed porch, real beech work tops, Belfast sink, electric points, double glazed window to side, tiled floor, plumbing for washing machine, tumble dryer, dishwasher and fridge/freezer and half tiled splashbacks. Stepping down from the utility there is a passageway with high ceilings to door into the coach house.

COACH HOUSE 14' 10" x 19' 3" (4.52m x 5.87m) Three arched windows to top and could be converted into living accommodation (subject to the necessary planning permissions).

FIRST FLOOR

LANDING Approached via wide spindle staircase with arch window to front overlooking the garden.

BEDROOM ONE 12' 1" x 14' 9" (3.68m x 4.5m) Having built in wardrobes, coving, three sash windows overlooking fields and one to the side of the property, ceiling light point and radiator.

BEDROOM TWO 8' 10" x 12' 7" (2.69m x 3.84m) Having two sash windows to front and one to side, coving, light point and wooden flooring.

BEDROOM THREE 9' 1" x 6' 11" (2.77m x 2.11m) maximum With wooden flooring, coving, light point, radiator and sash window to side.

NEWLY REFITTED WET ROOM Being fully tiled and having radiator, shower, light point and frosted double glazed window to side.

SEPARATE WC To first floor.

OUTSIDE

PARKING

COTTAGE GARDEN

Council Tax Band E Lichfield District Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

*Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyer.

