



## Malthouse Meadow, Solihull

Guide Price £685,000







## PROPERTY OVERVIEW

Located in a picturesque setting, this absolutely stunning three-bedroom barn conversion is a true gem that must be seen to be fully appreciated. Boasting a Grade II listed status, this property exudes charm and character, offering extremely versatile accommodation that is sure to impress even the most discerning buyer. Upon entering, you are greeted by an inviting entrance porch that leads into a superb dining hallway, providing a warm welcome to all guests. The ground floor also includes a dual aspect breakfast kitchen, a spacious living room, a study, and a third bedroom complete with a luxurious en-suite bathroom. The third bedroom is currently utilised as a home offices with extensive fitted desking and furniture. Ascending to the first floor, you will find two additional bedrooms, each with their own en-suite facilities, offering unparalleled comfort and privacy. This property benefits from a superbly landscaped frontage that sets the tone for the beauty that lies within. To the rear, the landscaped garden provides a tranquil retreat, with stoned and paved walkways and patios that offer ample space for outdoor seating, perfect for enjoying the peace and serenity of the surroundings.





For added convenience, the property boasts a garage to the front and two allocated parking spaces, ensuring plenty of room for vehicles. In summary, this delightful barn conversion seamlessly blends historic charm with modern conveniences, offering a unique and elegant living space. Combining enchanting features, versatile accommodation, and beautiful outdoor areas, this property presents a rare opportunity to own a piece of history while enjoying a comfortable and stylish lifestyle. Do not miss the chance to make this exquisite property your new home. Arrange a viewing today to experience the magic of this Grade II listed barn conversion for yourself.

#### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: G

Tenure: Freehold







- Absolutely Stunning Three Bedroom Barn Conversion
- Internal Inspection Is Highly Recommended To Fully Appreciate This Superb Home
- Grade II Listed And Offering Extremely Versatile Accommodation With Two Parking Spaces And Garage
- Set Behind A Superb Landscaped Frontage And Rear Garden
- Ground Floor Accommodation Includes Entrance Porch, Superb Dining Hallway, Dual Aspect Breakfast Kitchen, Living Room, Study And Third Bedroom With Luxury En-suite
- To The First Floor Are Two Further Bedrooms Both With Their Own Luxury En-suite Facilities
- To The Rear Is A Beautifully Landscaped Rear Garden With Stoned And Paved Walkways And Patios Providing Ample Room For Table And Chairs

**ENTRANCE PORCH**

8' 10" x 3' 11" (2.69m x 1.19m)

**DINING HALLWAY**

22' 0" x 11' 2" (6.71m x 3.40m)

**WC**

**LIVING ROOM**

17' 3" x 12' 4" (5.26m x 3.76m)

**STUDY**

7' 7" x 5' 3" (2.31m x 1.60m)

**BREAKFAST KITCHEN**

20' 10" x 8' 10" (6.35m x 2.69m)

**BEDROOM THREE**

16' 11" x 9' 4" (5.16m x 2.84m)

**ENSUITE**

7' 7" x 5' 3" (2.31m x 1.60m)





## FIRST FLOOR

### BEDROOM ONE

15' 9" x 14' 3" (4.80m x 4.34m)

### ENSUITE

7' 9" x 6' 1" (2.36m x 1.85m)

### BEDROOM TWO

17' 3" x 14' 5" (5.26m x 4.39m)

### ENSUITE

8' 0" x 5' 11" (2.44m x 1.80m)

### TOTAL SQUARE FOOTAGE

150.7 sq.m (1622 sq.ft) approx.

### OUTSIDE THE PROPERTY

#### LANDSCAPED GARDEN

#### GARAGE

#### TWO ALLOCATED PARKING SPACES

#### ITEMS INCLUDED IN THE SALE

Bosch integrated oven, Bosch integrated hob, extractor, Bosch microwave, Bosch fridge/freezer, Hotpoint dishwasher, AEG washing machine, all carpets, curtains and blinds, some light fittings, CCTV, electric garage door and fitted wardrobes in three bedrooms.

#### ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.  
Broadband - Plusnet. Annual management fee - £500 pa.





#### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 150.7 sq.m. (1622 sq.ft.) approx.

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.  
Made with Metropix ©2024

# Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

