



Ansley Hall
Coleshill Road

Offers Over £299,950

*** WOW! THIS ONE IS SPECIAL - BEAUTIFUL BARN CONVERSION - SMALL GATED COMMUNITY ***. For sale with MARK WEBSTER estate agents is this grade II listed property briefly comprising: Lounge, kitchen/diner, two bedrooms, bathroom, rear garden, garage, parking and communal gardens. Viewing is essential.

LOUNGE

17' 10" x 14' 1" maximum (5.44m x 4.29m)

(11' 7" minimum width) Double glazed window to front aspect, ceramic flagstone floor, double panelled radiator, multi-fuel 'AGA' burner, stable door giving access to the rear garden and a further door to...

KITCHEN/DINER

19' 8" x 12' 2" maximum (5.99m x 3.71m)

(14' 3" x 7' 4" minimum) Double glazed windows to front and rear aspects, door to a useful storage cupboard, ceramic flagstone floor, double panelled radiator, a range of base and eye level units, roll edge work surfaces, composite style sink, integrated 'Neff' electric single oven, 'Neff' induction hob with 'Neff' extractor over, integrated 'Neff' dishwasher, space for a fridge/freezer and two further appliance spaces.



LANDING

Having beautiful character features with a wealth of exposed beams and doors leading off to...

BEDROOM ONE

18' 3" x 8' 10" maximum (5.56m x 2.69m)

(13' 3" x 3' 10" minimum) Double glazed windows to front and rear aspects, vaulted ceilings with exposed beams, two skylight windows, door to a useful storage cupboard, single panelled radiator and a range of fitted bedroom furniture.



BEDROOM TWO

8' 4" x 10' 8" (2.54m x 3.25m)

Skylight window and a single panelled radiator with exposed beams.

REFITTED BATHROOM

5' 7" x 11' 9" (1.7m x 3.58m)

Skylight window, ceramic tiled floor, tiling to half height, heated towel rail, wall mounted vanity wash basin, low level WC, panelled bath and a panelled shower enclosure with mixer style shower over.



TO THE EXTERIOR

The property is located within a beautifully maintained gated community with access to well cared for communal gardens. There is a garage with light and power with storage space included and parking available in front as well as a range of visitor parking spaces for guests. The enclosed rear garden has a block paved patio area with a pond and a step up to a further patio section. The rest of the garden is laid to lawn with planted borders.

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

SERVICES: We understand that all mains services are connected with the exception of mains gas.

CHARGES: £90 per month (Service Charge)

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band C. (This information is provided from the Council Tax Valuation List Website).

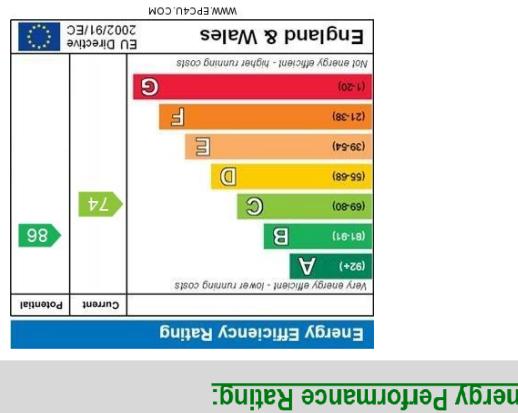
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The image shows a detailed architectural floor plan of a house. The layout includes a central living area with a large green circle containing the text 'Webster MARK' and 'estate agents'. To the left, there is a bathroom with a bathtub and a separate shower, and a laundry room with a washing machine. Two bedrooms are located on the left side, each with a double bed and a small desk. On the right side, there is a large kitchen/diner area with a dining table and a large window. A set of stairs leads up from the central living area. The plan is drawn with black lines on a white background, with room names and symbols for furniture and fixtures.

108 sq. ft. (37.9 sq.m.) approx.

416 sq. ft. (38.6 sq.m.) approx.