



John Shepherd
ESTATE AGENTS

www.johnshepherd.com



Apartment 14, Berkswell Hall

Meriden Road
Meriden CV7 7BG

Offers in Excess Of £300,000

Leasehold

- Magnificent Former Country Residence
- 2 Double Bedroom Apartment
- Stunning Views
- First Floor
- Garage and ample Non-Exclusive Parking Bay



Berkswell is a delightful country village close to Hampton in Arden, Meriden and Balsall Common. The village includes a fantastic primary school, village stores, church and local pub and lies within the Heart of England school catchment. The cities of Coventry and Birmingham, are situated within daily commuting distance, and Solihull, Kenilworth, Leamington Spa and Warwick are also within easy reach. The National Exhibition Centre, Birmingham International Airport and Railway Station and the Midlands motorway network are all just a few minutes drive away.

Apartment 14 offers a highly spacious and tastefully decorated 2 double bedroom apartment in this impressive Grade II listed former country residence. Prospective purchasers are invited to peruse the history of Berkswell Hall on Wikipedia but the highlights include that the estate was extensively re-built in 1815 and has largely continued to remain the same in its present form. Between 1843 and 1860 the house was occupied by a school and restored as a residence by Thomas Walker in 1861. In 1984 the estate was sold for development and the house was converted into apartments and the stable block was converted into houses. The surrounding land, however, is still privately owned by the Berkswell Estate and Wheatley Family.

Once leading off the main road a sweeping driveway with farmers fields to each side leads down to an impressive frontage with ample communal parking spaces and a secure communal entrance which leads into a welcoming reception lobby and then hallway with special attention drawn to the old service bells on your left hand side. Moving to the apartment, a private door gives access into a reception hall which has guest wc and then into a beautiful open plan lounge/dining room with a wealth of natural light emanating from the four sash windows. There is a useful storage cupboard and access to a fitted kitchen with inner hallway with storage cupboard again giving access to two double bedrooms, the principal of which has en-suite facilities and separate well appointed bathroom suite. To the outside, the property enjoys a garage en bloc, well maintained communal gardens and beautiful views and viewing is strongly advised.

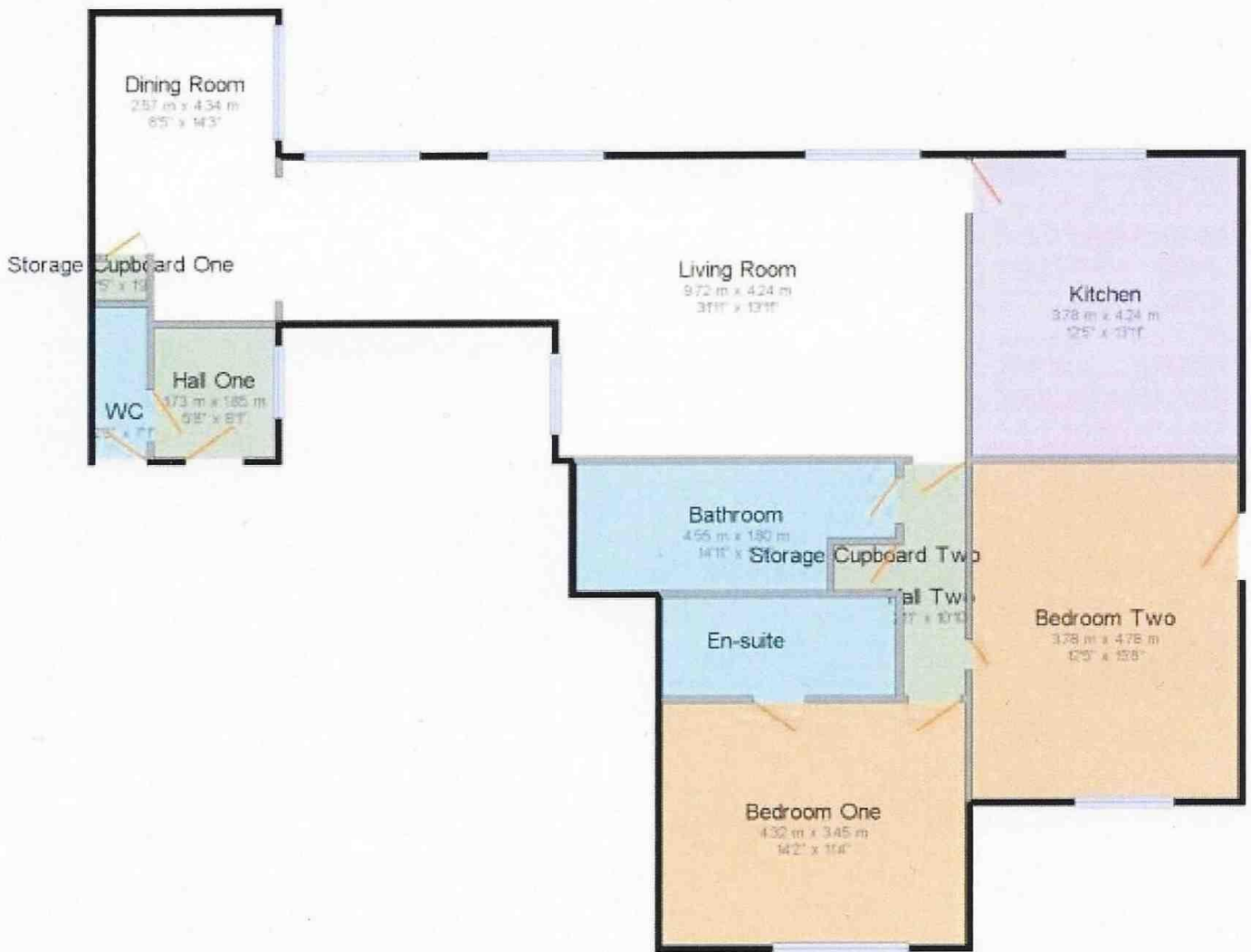


SECURE COMMUNAL ENTRANCE & COMMUNAL LOBBY
RECEPTION HALLWAY WITH GUEST WC
LARGE OPEN PLAN LOUNGE/DINING ROOM WITH USEFUL STORAGE CUPBOARD
FITTED KITCHEN
INNER HALLWAY
DOUBLE BEDROOM 1 WITH LUXURY EN-SUITE FACILITIES
DOUBLE BEDROOM 2
BEAUTIFULLY APPOINTED BATHROOM
COMMUNAL CELLAR WITH ALLOCATED STORAGE SPACE

OUTSIDE
AMPLE NON-EXCLUSIVE CAR PARKING SPACES
ALLOCATED GARAGE
WELL MAINTAINED COMMUNAL GROUNDS
COUNTRYSIDE VIEWS







Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Leasehold with approximately 90 years remaining.

Ground Rent: £100 per year which covers maintenance and upkeep of the hall, insurances and garden.

Service Charge: £1,024 per quarter which covers upkeep and road repairs etc.

Services: The property is Grade II Listed. We are advised that water, electricity and gas is connected to the property. We have yet to confirm the arrangement for drainage.

Local Authority: Solihull Metropolitan Borough Council. Council Tax F.

Directions: From the centre of Balsall Common, proceed in a northerly direction along the A452 Kenilworth Road taking the turning on your right into Lavender Hall Lane prior to leaving Balsall Common. Follow this down to the roundabout whereupon continue straight over into the continuation of Lavender Hall Lane and follow this down into the centre of Berkswell. At the crossroads turn left into Meriden Road and follow down for some distance before taking a unisignposted entrance on your left hand side which leads down to Berkswell Hall and stables, after which there are appropriate signposts to follow.

To complete our quality service, John Shepherd is pleased to offer the following: -

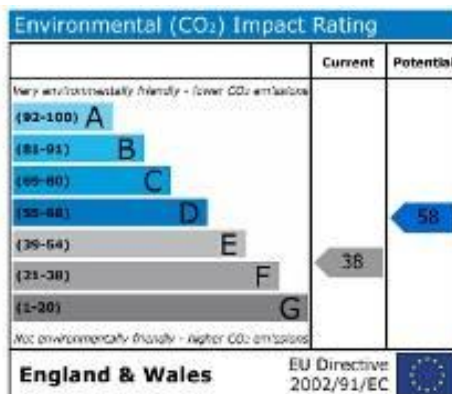
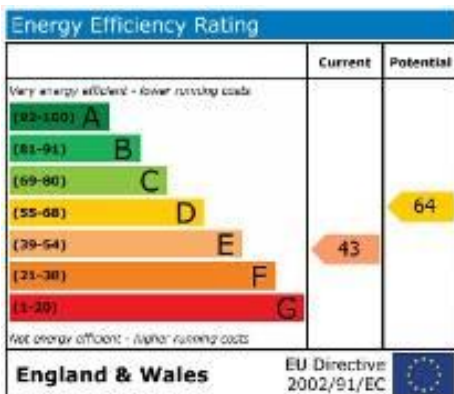
Free Valuation: Please contact the office on 01564 77 1186 to make an appointment.

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact 0121 703 1850.

Professional Survey Department: If this property should not meet your requirements and you decide to purchase a property not marketed by ourselves, we would be delighted to offer our professional services to you should you require an independent survey on the property you intend to purchase. We offer a full range of professional surveys including the RICS Home Buyers' Survey and Valuation Reports, and full Building Surveys. For professional survey and valuation advice therefore, please do not hesitate to contact our Survey Department on 01564 786626.

John Shepherd Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details or go to www.johnshepherd.com

Financial Services: John Shepherd Estate Agents works with Lomond Mortgage Services offering face to face mortgage advice to suit your needs. LMS are part of one of the UK's largest award winning mortgage brokers and can offer you expert mortgage advice, searching over 11,000 different mortgages from 90+ lenders to find the right deal for you. Please contact Matthew Tyler at our Solihull office on 0121 703 1869 for further details or to arrange a free appointment.



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