

Orchard Barn Wootton Lane, Coventry, Warwickshire, CV7 7BS

4 Bed Barn Conversion

£1,800 Per Month

🔑 Receptions 1 🛏 Bedrooms 4 🚿 Bathrooms 4



- **WE DO NOT CHARGE APPLICATION FEES TO TENANTS**
- SPECTACULAR PROPERTY
- RURAL LOCATION
- 5 CAR PARKING
- FOUR EN-SUITE'S
- CENTRAL HEATING
- UNDER FLOOR HEATING
- KITCHEN/DINER
- RUSTIC CHARM



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WE DO NOT CHARGE APPLICATION FEES TO TENANTSA SUPERB BARN CONVERSION***Situating in rural countryside, close to Balsall Common Village, a COURTYARD approach with parking for up to FIVE cars, the ground floor is finished throughout with HIGH GLOSS ceramic tiling with UNDER FLOOR heating, BRAND NEW fitted kitchen with wall mounted t.v., DISHWASHER and AMERICAN STYLE fridge/freezer. UTILITY ROOM, Guest W.C., Lounge, TWO ground floor DOUBLE bedrooms both with BUILT IN WARDROBES and EN-SUITE'S.

RUSTIC staircase leading to GANTRY STYLE LANDING and Two further DOUBLE bedrooms both with wall mounted T.V.'s WALK IN DRESSING ROOMS and EN-SUITE BATHROOMS, Rear garden

Close to Berkswell train station and easy access to Solihull, surrounding areas and M42 Motorway.

Courtyard parking



Tastefully paved with central tree feature, bench and various potted plants and parking for up to five Cars.

Kitchen



Approached via a small garden, matching wall and base units, polished ceramic heated floor, dishwasher, American style fridge/freezer, spotlights to ceiling, wall mounted T.V. small storage cupboard.

Guest W.C.



With matching white sink and toilet.

Utility room



Housing the boiler with plumbing for washing machine and wall units.

Lounge



High gloss ceramic heated floor with spotlights to ceiling, t.v. point and stairs to first floor.

Bedroom 1



Double bedroom with high gloss ceramic floor, built in wardrobe, en-suite and floor to ceiling window over looking the courtyard.

Bedroom 2



Double bedroom with high gloss ceramic heated floor, built in double wardrobe and en-suite, with window over looking the side of the property.

Stairs



Landing



With original beams leading to bedrooms.

Bedroom 3



Double bedroom with original beams, wall mounted T.V. spotlights to ceiling, small hallway to dressing room and en-suite bathroom.

Bedroom 4



Double bedroom with original beams, wall mounted T.V. spotlights to ceiling, small hallway to dressing room and en-suite bathroom.

Garden



Approached via a side gate.

Road side



Kitchen Entrance



Access to the kitchen and small garden.



PROPERTY MISDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	