

ginger

# The Barns

CHADWICK END



# welcome

A unique, beautifully presented barn conversion set in the most tranquil location surrounded by Warwickshire's finest countryside. If you're looking for something different, a relaxing, refined open-plan home away from the hustle and bustle, yet close to amenities and within easy reach to villages, towns and transport connections then look no further.

## key features

- Immaculately presented two double bedroom barn conversion
- Converted in 2017 with balance of 10 year guarantee
- Set within a, unique development amidst Warwickshire's stunning countryside
- Open-plan living/ dining/ kitchen with log burner and bi-folding doors
- Air source heat pump and underfloor heating
- Two spacious double bedrooms
- Luxury bathroom with eaves storage
- Downstairs cloakroom
- Parking sheltered by Pergola/carport and shed plus allocated parking
- Secluded front garden, rear patio and gardens



# the details

Ginger Estate Agents are super-excited about marketing this property and we know you will simply love it. This unique development of converted barns offers a tranquil setting to relax at home, sit back and enjoy the silence. Whether chilled out in front of the log burner or relaxing on the patio this property feels like home.

Converted in 2017 to a very high standard, benefiting from a number of period features, offering spacious accommodation and an open-plan lifestyle. Delivering a spacious living/dining/kitchen area on the ground floor having those all-important bi-folding doors opening out to the patio area and rear garden plus sliding patio doors to the front garden and patio. Enjoy the log burner and dual aspect views from the living/dining area whilst your partner is busying themselves preparing the evening meal from the open-plan kitchen with central island. The kitchen is well-equipped with all the appliances you will ever need and finished to a high-quality standard. For convenience, the downstairs cloakroom offers modern suite and located off the hallway. Storage is not a problem on the ground floor with two storage cupboards located off the living area.

Moving upstairs, two spacious double-sized bedrooms. Bedroom one is set to the rear offers fitted wardrobes with sliding doors, underfloor heating, window and additional Velux skylight. Bedroom two benefits from Juliet balcony, sliding patio doors with views over the rear, plenty of floor space for storage and under-floor heating. The bathroom is simply gorgeous, luxury suite having bath with shower over, eaves storage with plumbing for washing machine, Velux skylight and exposed beams.

The outside space is just beautiful. The front pathway leads you into the secluded garden with additional patio area, railway-sleeper border flower bed and log store. The rear garden is stunning, sling open the bi-fold doors and enjoy the outdoors. Offering patio, lawn area with flower boards, pergola/carport and shed.



## approach

Located off Oldwich Lane West, 'The Barns' development is tucked away from the lane offering private driveway and variety of allocated parking and visitor spaces. Plum Tree Barn can be accessed from either the front or more commonly used rear access where the allocated parking bays are closest.

# hallway

Welcome inside this stunning property. The hallway is neutrally presented, ceiling spot lights, underfloor heating control and downstairs cloakroom off.



# cloakroom

A modern, neutrally presented cloaks having W.C with free-standing wash-basin and mixer tap. Offering space for shoes, shelving with motion sensor lit vanity mirror over. Extractor, ceiling light beautifully finished with period style floor tiles.



# lounge / dining room

This home benefits from open-plan living on the ground floor. The living/dining area stretches the full depth of the property having sliding patio doors to the front elevation leading to the fore-garden and bi-folding doors opening out to the rear garden and patio. The living /dining area is a fine example of modern living, whether enjoying a quiet life with your loved one or entertaining friends stretching out to the garden-this home delivers. The key feature here is the log burner to sit back and enjoy in the cooler months. This space delivers an abundance of natural light having floor to ceiling window on side elevation too. The living area is neutrally presented with contrasting light-grey floor covering with underfloor heating. There are two storage cupboard, one containing the air source heating unit and a further space for tucking away your cleaning tools.



# kitchen

A stylish and modern style kitchen benefiting from a range of Taupe shaded wall and base units and contrasting granite work surfaces. The central island is perfect for additional storage and a perfect location to sit around on bar stools. The integral appliances include larder style fridge and freezer, Biko dishwasher, provision for your range style cooker with extractor hood over. 'Blanco' sink with mixer tap all beautifully polished with period design floor tiles.





# bedroom one

Located to the rear of the property enjoying the garden view and exposed beams. Offering a spacious bedroom with fitted wardrobes space and provision for tumble dryer. The bedroom enjoys further storage space tucked away behind the bed, Velux sky light, wall lighting and underfloor heating.



# bedroom two

A spacious double-sized bedrooms enjoying the benefit and views of the Juliet balcony with sliding doors. Plenty of floor space for your free-standing furniture, exposed beams, behind bed storage and underfloor heating. Neutrally presented with contrasting floor covering, wall and ceiling lighting. A peaceful, bright, relaxing space.



# bathroom

The main bathroom is simply stunning, a luxury suite, spacious with additional eaves storage and provision for your washing machine hidden away. A number of features to include contrasting floating vanity storage with a modern, oval washbasin having free-standing chrome mixer tap to side. Motion sensor lit vanity mirror over and shelving to side for your towels. The bath has central tap with mains fed shower over benefiting from rain head and hand-held attachments. A glass, sliding shower screen folds back out the way for bath time. Other features include exposed beams, wall-mounted radiator and Velux skylight.



# outside space

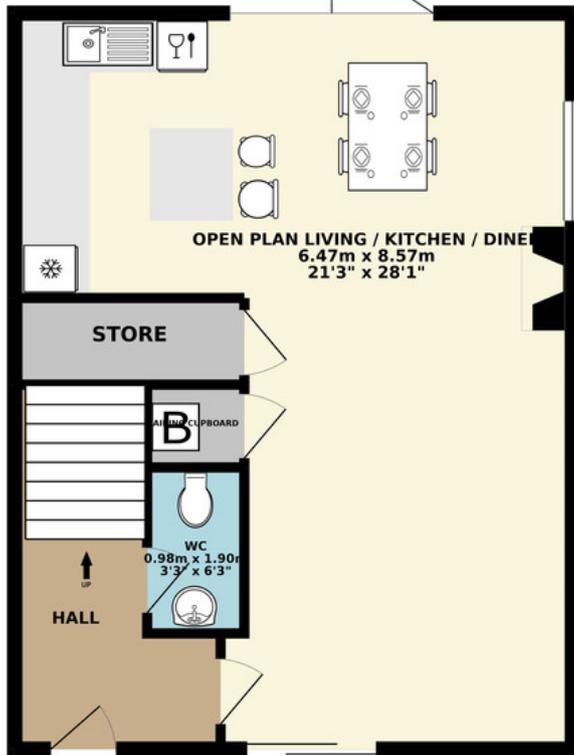
This property is set upon a good sized plot to offer two choices of relaxing spaces. The front garden is secluded offering patio space, railway-sleeper edged flower bed and gravel walkway. There is a handy spot for your winter logs. Being westerly facing is perfect for enjoying the late afternoon and evening sunshine.

To the rear of the property delivers a delightful garden, whether relaxing on your own sat on the patio or entertaining with the bi-folding doors opened out, this garden is tranquil and flexible. The garden is east facing and enjoys a patio area, lawn and surrounding flower beds. Further to the rear the vendors have added a Pergola to shelter the parking spaces and garden shed. There is a tap on hand, power point and side access.

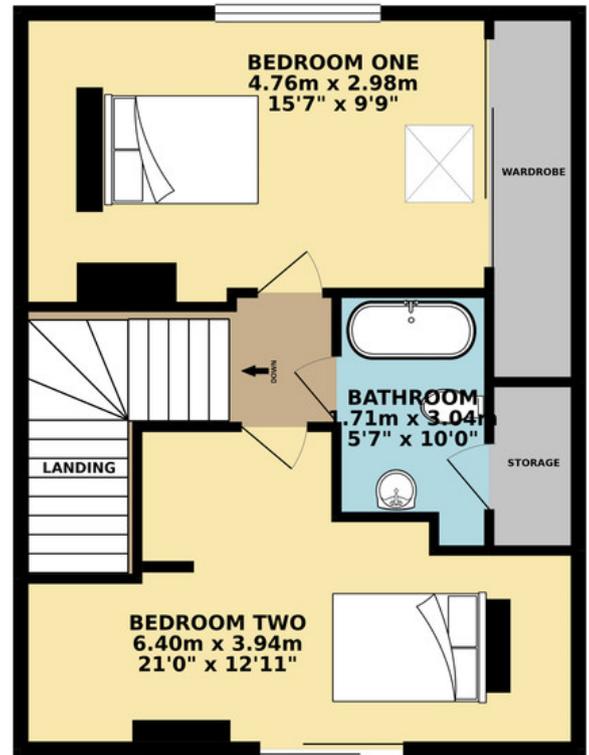


# floor plans

GROUND FLOOR 55.77 sq. m.  
( 600.30 sq. ft. )

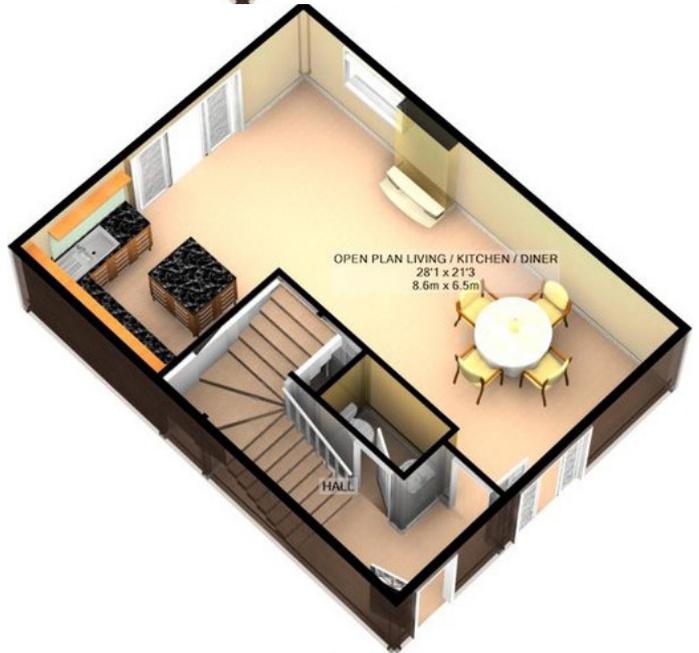
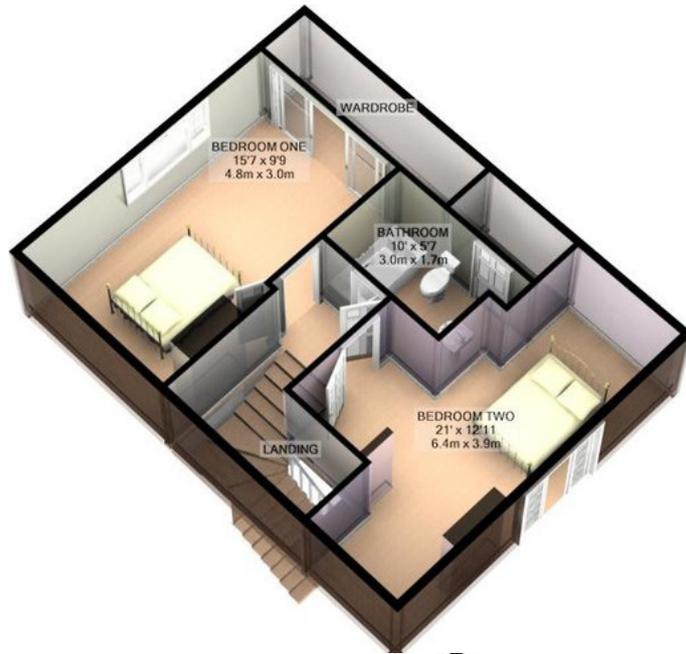


1ST FLOOR 55.77 sq. m.  
( 600.30 sq. ft. )



TOTAL FLOOR AREA : 111.54 sq. m. ( 1200.61 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.  
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# technical

We are advised this property is freehold, please seek confirmation from your legal representative. We are advised the council tax is band D and payable to Solihull Borough Council. The property benefits from double glazing, air source system and underfloor heating.

Ginger have not checked appliances nor have we seen sight of any building regulations or planning permissions. You should take guidance from your legal representative before purchasing any property.

Our room sizes and property layout are presented in good faith as a guide only. Although we have taken every step to ensure the plans are as accurate as possible, you must rely on your own measurements or those of your surveyor. Not every room is accounted for when giving the total floor space.

Purchaser please note, due to law changes with anti-money laundering, estate agents are now obligated to carry out AML checks on purchasers. You will be required to provide information to assist with our checks.

All information we provide is in good faith and as a general guide to the property. Details have been verified by the sellers to be a true and accurate description.

GDPR, should you make enquiries or viewing arrangements your details will be kept on our files. Should you not wish to receive property details or wish to receive call please notify our team and your information will be removed.



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Blacksmiths Corner | 68 Balsall Street | Balsall Common | CV7 7AP

