





## Property Description

The Barn is situated on this superb development which is on the outskirts of Kingsbury / Hurley on the edge of open countryside. Being part of the original Body Green Farm which was built in the 1800's, we believe the conversion took place in the late 1990's.

The property is arranged with split accommodation over two floors including a ground floor annex which provides two bedrooms, sitting room, dressing room and shower room. The main house provides a spacious lounge, conservatory / dining room, fitted kitchen and large first floor master bedroom with en-suite bathroom. The whole property incorporates many period features including exposed beams.

The plot has vehicular access to the rear and to the side in addition to parking at the front and the property benefits from a very large timber workshop and storage together with stable and tack room with an enclosed yard area.

Being well placed with regard to commuting via the surrounding road network, easy access to Kingsbury Water Park and to neighbouring centres including Birmingham, Sutton Coldfield and Tamworth, the property needs to be viewed internally and in more detail comprises:

**RECEPTION HALL** Being L-shaped with half glazed front door, dual aspect double glazed windows, Oak flooring, radiator and cover and inset spot lights.

**FITTED CLOAKROOM** With Oak flooring, radiator, low level WC, wash basin with mixer tap and vanity cupboards under, tiled splash backs, spot lights and latched door to hall.

**SPACIOUS LOUNGE** 13' 10" x 20' 4" (4.22m x 6.21m) With latched door from the hall, radiator and cover and further radiator, two full depth double glazed windows to the front, two double glazed windows to the rear, stairs leading off, Oak flooring, exposed beams and half glazed double doors leading to:

**CONSERVATORY / DINING ROOM** 10' 1" x 18' 6" (3.08m x 5.64m) With double glazed double French doors to garden, double glazed windows and pitched sky light.

**BREAKFAST KITCHEN** 11' 7" x 15' 6" (3.54m x 4.73m) With latched door from the lounge, radiator, tiled flooring, double glazed window to the front and double glazed Velux window to rear and units incorporating stainless steel sink unit, base cupboard units, kick space lighting, island unit with base drawers and base cupboards, larder unit, cooker extractor hood, LG American style fridge freezer, part vaulted ceiling and inset spot lights, plumbing for washing machine and dishwasher, cupboard housing Baxi gas fired central heating boiler and exterior door.

### GROUND FLOOR ANNEX ACCOMMODATION

**BEDROOM THREE** 8' 5" x 9' 4" (2.57m x 2.87m) With double glazed window to rear, radiator, spot lights, loft access, wardrobe and latched door leading to entrance hall.

**SITTING ROOM** 11' 11" x 8' 9" (3.65m x 2.68m) With Oak flooring, radiator, double glazed full depth window to front, double glazed window to rear, latched door to the hall, vaulted ceiling and beams and further latched door leading to:

**BEDROOM TWO** 11' 8" x 12' 9" (3.57m x 3.91m) With radiator, double glazed window to front, double glazed double French doors to rear, exposed beam, vaulted ceiling and latched door leading to:

**DRESSING ROOM** 6' 0" x 5' 9" (1.85m x 1.77m) With double glazed window and wardrobe fittings.

**EN-SUITE SHOWER ROOM** With ladder radiator, double glazed window, shower compartment with electric shower and glazed door, low level WC, wash basin with vanity cupboards under and high level cupboards.

### FIRST FLOOR APPROACHED VIA STAIRCASE FROM THE LOUNGE LEADING UP TO:

**BEDROOM ONE** 20' 2" x 13' 9" (6.16m x 4.21m) With exposed beams, wardrobe fittings, vaulted ceiling and three double glazed windows to two aspects.

**EN-SUITE BATHROOM** With double glazed window to front, double glazed Velux window to rear, exposed beam, radiator, panelled bath, low level WC, wash basin with vanity cupboards under and tiled splash back, separate shower compartment with thermostatic shower over, storage room and extractor fan.

**OUTSIDE** The property stands immediately behind a block paved triangular shaped patio fore garden with low retaining wall and gravelled parking area immediately in front.

To the rear there is a large garden including decked patio area from the kitchen and conservatory, extensive lawns with double side gates and single side gate, steps leading up to the lawn, an abundance of trees, shrubs and fencing, further enclosed yard area with access through to rear vehicle access.

**LARGE WORKSHOP** 21' 5" x 22' 0" plus 10' 5" x 7' 2" (6.54m x 6.72m plus 3.18m x 2.20m) With electric supplies and two storage rooms leading off measuring 8' 10" x 11' 8" (2.71m x 3.57m) and 8' 10" x 5' 1" (2.71m x 1.58m).

**WOODEN STABLE** Approached via yard area and having tack room behind.

**N.B.** There are services to the property with the exception of drainage therefore drainage is to a septic tank which was replaced approximately 3 years ago.

### FIXTURES AND FITTINGS as per sales particulars.

#### TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

**GREEN AND COMPANY** has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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