

WILLOW BARN FRENCH CROFT FARM  
WOOD LANE  
MILL GREEN  
WS9 0ND

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

A magnificent three-bedroom luxury barn conversion set within an exclusive gated development, in the idyllic semi-rural location of Mill Green.

### ACCOMMODATION

Ground Floor:

Entrance hallway

Guest cloakroom

Storage cupboard

Utility room

Kitchen/dining room

Sitting room

Three bedrooms

Two ensuite shower rooms

Family bathroom

Garden and Grounds:

Block paved driveway

Laid to lawn rear garden with patio area

Approximate gross internal floor area: 2000 sq ft (186 sq m)

EPC Rating: C



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

## Situation

Situated in the desirable and sought-after area of Wood Lane in Mill Green, this property offers the perfect blend of semi-rural living and convenient access to nearby amenities. Set within a development of four exquisite brand-new country properties, it provides an exclusive and tranquil residential environment. Just a stone's throw away from Little Aston and the bustling Sutton Coldfield town centre, residents can enjoy the best of both worlds.

One of the key advantages of this location is its excellent connectivity, with easy access to major transportation routes such as the M42, M6, M6 Toll, and Birmingham International/NEC. This ensures convenient and swift connections for commuting or traveling to other destinations.

For dining and socializing, residents of Oak Barn are in close proximity to the highly regarded Plough & Harrow gastro pub, offering a delightful culinary experience and a charming atmosphere. A short walk away, this establishment provides the perfect venue for enjoying delicious meals and relaxing with family and friends.

## Description of Property

Upon entering the property, you are welcomed by a stylish hallway adorned with Kardean flooring and a striking glass ceiling, creating a bright and airy ambiance. The hallway leads to a convenient cloakroom with a W.C and a useful cupboard, as well as a fitted utility room for added practicality.

The highlight of the property is the bespoke Laura Ashley fitted kitchen, featuring a central island with a charming butcher's block, a Rangemaster oven, and a Belfast sink. The kitchen is equipped with high-quality NEFF integrated appliances, including a wine cooler, dishwasher, two fridges, a freezer, and a washing machine. The kitchen's spacious seating and dining area boast bifold doors that open onto a delightful side patio and grassed area, as well as French doors leading to a porcelain-paved patio and the rear garden.

The sitting room offers a generous and inviting space, adorned with contemporary Nordic wood burning stove and adorned with contemporary oak beams that extend into the eaves, creating a stylish and cosy atmosphere. The room is beautifully illuminated with stunning lighting features and further complemented by French doors that provide access to the rear garden, where a porcelain patio area offers picturesque rural views.

Continuing through the inner hallway, you will discover three double bedrooms, two of which feature ensuite shower rooms adorned with luxury top-of-the-range fittings from Utopia. These rooms boast under lighting and remote-control skylights, providing a touch of elegance and convenience.

The master bedroom impresses with its fitted wardrobe units and matching side tables, as well as French doors opening onto a porcelain-paved patio and the rear garden, offering a serene and idyllic outlook.

Completing this magnificent home is a family bathroom featuring a walk-in double sized shower with oversized sink and matching mirror cabinet along with a large freestanding bath.

## Garden and Grounds

As you approach the property, you are greeted by an electronic gated, tree-lined driveway, creating a sense of privacy and elegance. The driveway to the barn is thoughtfully designed with block paving, providing ample space for parking, and adding to the visual appeal of the property.

The rear garden of the property is a true oasis, boasting a stunning porcelain patio area that offers rural views. This outdoor space provides an idyllic setting for relaxation, entertaining, and enjoying the natural surroundings. The garden is predominantly laid to lawn, providing a spacious and versatile area for various outdoor activities.

## Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill Steet, turn right to stay on Coleshill Street, turn right at the 1st cross street onto High Street/A5127, at the roundabout continue straight onto Four Oaks Road/A454, turn right onto Mill Lane, turn right onto Chester Road/A452, turn right onto Wood Lane and turn left into French Croft Farm.

## Distances

Sutton Coldfield - 4.7 miles  
Birmingham - 13.3 miles  
Lichfield - 7.3 miles  
Birmingham International/NEC - 18.5 miles  
M6 (J6) - 10.7 miles

(Distances approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.





### Terms

Local authority: Lichfield

Council Tax band: F

EPC rating: C

Broadband average area speed: 100 Mbps

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

### Services

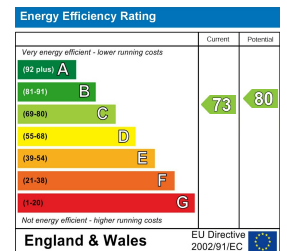
We understand that mains water, gas, drainage and electricity are connected.

### Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: December 2022

Particulars prepared: December 2022



Every care has been taken with the preparation of these Particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

8 High Street, Sutton Coldfield, B72 1XA

0121 362 7878 • enquiries@astonknowles.com • www.astonknowles.com