





## Property Description

A fabulous detached character barn conversion in the highly sought after location of Meer End Road with fantastic access to Balsall Common, Kenilworth and Solihull. Benefiting from an impressive frontage, driveway for multiple vehicles and generous plot. Briefly comprising of entrance porch, lounge, dining room, breakfast kitchen, downstairs bathroom, utility space, two good size bedrooms and occasional third bedroom/study as well as en-suite and downstairs bathroom with potential to change dining room to fourth bedroom. The property boasts an enclosed gated plot with garden laid to lawn, oak framed building and driveway for multiple vehicles. Viewing highly recommended.

## Approach

Gated entrance leading to driveway providing parking for multiple vehicles, lawned garden to side and rear, pathway leading up to entrance porch.

## Entrance Porch

Enclosed porch with door providing access through to;

## Lounge

24' 8" x 12' 4" ( 7.52m x 3.76m )

Solid oak flooring, open staircase rising to first floor, full length feature window to front and rear with two further windows to side, exposed brick feature wall. Door through to;

## Breakfast Kitchen

15' 6" x 13' 5" ( 4.72m x 4.09m )

Fitted with a range of base and wall mounted units with complimentary work surfaces, stainless steel sink and drainer unit with mixer tap and kitchen island. Space for dishwasher, washing machine and fridge freezer. Integrated appliances to include range master cooker and five ring gas hob with extractor hood. Window to rear, tiled splashback and tiled flooring. Stable door providing side access to garden.

## Dining Room / Bedroom Four

15' 7" Maximum x 13' 4" ( 4.75m Maximum x 4.06m )

Twin windows to side, solid oak flooring, door through to;

## Bathroom / Ensuite

Fitted with a white suite comprising of fitted bath, low-level WC, wash hand basin, separate shower cubicle with power shower, heated towel rail, full ceramic tiling including floor, extractor fan and electric shaver point. Door through to;

## Storage Room

7' 5" x 4' 2" ( 2.26m x 1.27m )

Window to front, tiled flooring. Potential for utility or dressing room.

## Landing

Staircase rising from lounge, window to rear.

## Master Bedroom

16' 7" x 10' 6" ( 5.05m x 3.20m )

Twin windows to rear, door through to ensuite.

## En-Suite

## Bedroom Two

14' 1" x 11' 6" ( 4.29m x 3.51m )

Window to rear and twin windows to side, storage into eaves.

## Study/occasional Bedroom Three

13' 10" x 8' 5" ( 4.22m x 2.57m )

Exposed wood ceiling beams, window to front and built-in storage cupboards.

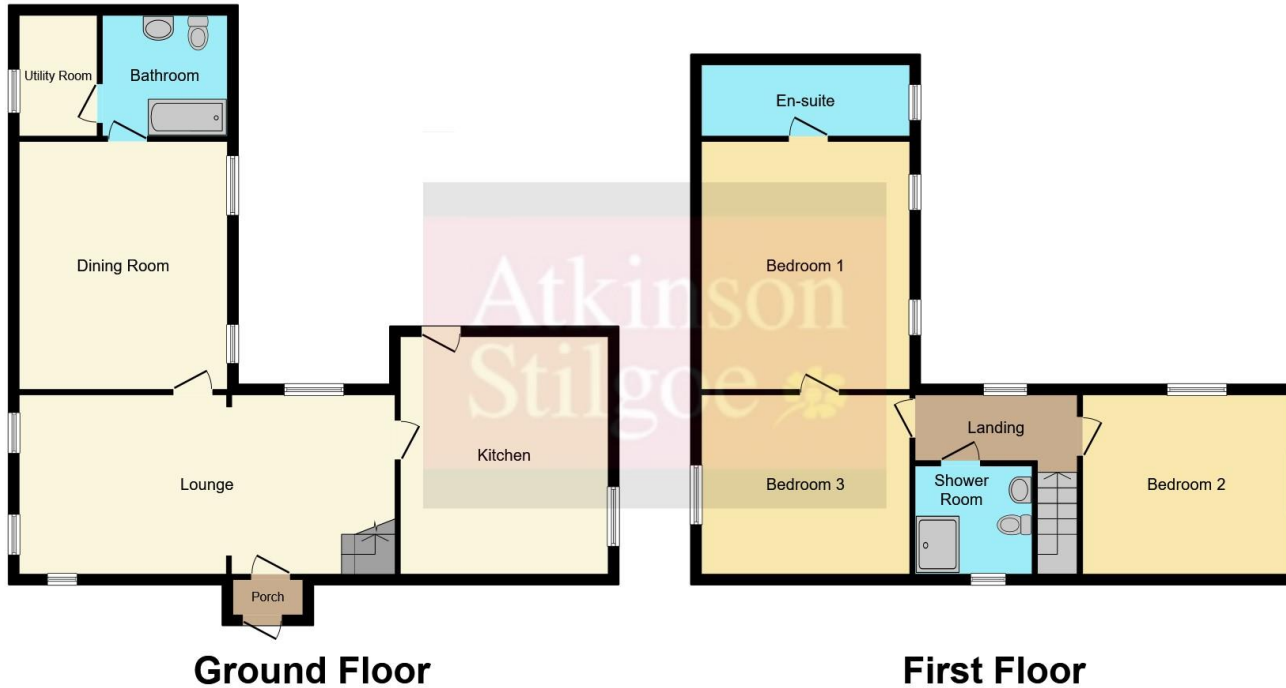
## Outside

Garden laid to lawn, oak framed building with pitched tiled roof with potential to convert, and garden shed.

## Front Of Property

Driveway for multiple vehicles.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Atkinson Stilgoe on

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**EPC Rating: D**

**view this property online [atkinsonstilgoe.co.uk/Property/BAL105650](http://atkinsonstilgoe.co.uk/Property/BAL105650)**

Tenure: Freehold



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