





Property Description

Thoughtfully restored by a local property developer and further aesthetic renovation by the current owner, this is a rare opportunity to purchase a Grade II Georgian property, originally converted from a Tudor house and retains original 400-year-old features throughout and bespoke doors and fittings. It is ideal for anyone looking for a unique property including first-time buyers, singles, couples, and investors and has proved to be highly sought after for rental/Airbnb opportunities due to its convenient transport links and historic 'Centre of England' tourist spot. The property is close to ample pubs and restaurants, farm shops and country walks and duck pond.

This ground floor property is one of seven individual apartments within the 'Kent House' development, Meriden and converted in 2016 by a local renovator. A thoughtfully renovated character apartment, converted from a prestigious Grade II Georgian house, which also includes preserved Tudor features internally. Briefly comprising breakfast kitchen; renovated bathroom to high specifications; 2 double bedrooms; inner lobby; feature mezzanine floor, two dedicated parking spaces to the front of the property both serviced by a premium spec electric vehicle charger.

Kitchen

13' 4" x 8' 5" Maximum (4.06m x 2.57m Maximum)

restored original Tudor feature wall with beams dating back 400 years old, thoughtfully installed feature light tunnel on the wall allows natural light to enter the room through the day. Features a range of base and wall units all having soft closure doors; the base units being surmounted by oak veneered work surface, stainless steel sink with drainer and mixer tap, electric hob with recently tiled bespoke splash back, stainless steel extractor with lighting over, electric oven, integrated slim line dishwasher, integrated washer dryer, space for fridge/freezer, electric heater and tiled floor.

Lounge

16' 5" Into bay x 13' Maximum (5.00m Into bay x 3.96m Maximum)

Original period oak beams to the ceiling, wall and doors. A wall mounted electric heater, south facing wooden double glazed sash window to the front with oak sill, walk-in bay window with bespoke tiled floor creating a dining area, traditional brick fireplace with feature oak beam and electric wood burner.



Approach

The property is approached by communal lawns and hedgerows regularly maintained, with the original Georgian steps leading to a front door. Upon entering the communal entrance hall, which is shared only by 3 apartments, there is an opportunity to benefit from additional storage for a bike. Upon entering the property:

Bedroom One

10' 3" Inc open tread staircase x 9' 11" Inc open tread staircase (3.12m Inc open tread staircase x 3.02m Inc open tread staircase)

Having bespoke made oak door with latch leading in, features oak beam frame, a double-height ceiling with large feature Tudor brick wall with preserved beams adding further character, a recess area allows for either wardrobe storage or dresser with light fitting. An open tread, carpeted staircase leads to a mezzanine floor.

Mezzanine Floor

A unique feature of the property with wooden double glazed sash window over-looking the rear of the property, featuring Tudor brick and beam wall, metal rail and carpeted. Has been previously used as an elevated double bed (fits standard double mattress), an office and additional storage area.

Bedroom Two

12' 4" x 7' 8" (3.76m x 2.34m)

Extended from the original house having double glazed window to the rear with privacy glass.

Shower Room

Recently renovated to a high standard and comprising a matt dark blue suite, feature 'port hole' mirror with light over, and fully blue tiled double shower cubicle with matt black and glass sliding door with electric shower; extractor fan; contemporary vanity wash hand basin with ample storage below and mixer tap over; bespoke tiled splashback; low level WC, wall mounted heated towel rail and tiled floor that extends from the shower cubicle to the central lobby.

Front Of Property

Two allocated parking with dedicated 7kW Zappi electric charging point within warranty. The charge point is controlled by the unit itself or mobile phone over Wi-Fi, and currently benefits from Intelligent Octopus Go tariff meaning charging vehicles is at the lowest energy cost and incredibly cheap.

Communal Garden

Situated at the rear of the property with paved patio area, fenced with security locked gate entrance and sole use only for Kent House residents. The area is perfect for private parties and BBQs in the summer months. The rear of the property boasts original Tudor features and with farmland and rolling fields close by.

Note

The vendor is happy to include the following:

- Zappi electric vehicle charger within warranty
- Light fittings in kitchen, living room and bathroom
- All fitted blinds
- Electric wood stove
- Bathroom porthole feature mirror





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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view this property online atkinsonstilgoe.co.uk/Property/BAL105826

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Atkinson Stilgoe is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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directions to this property:

Conveniently situated for easy access to the M6, M42 and M40 motorway. Regular bus services and national rail networks to The North and London are close and the location is in proximity of the NEC, Birmingham City Centre, Solihull and Coventry.

EPC Rating: Exempt

Tenure: Leasehold



Property Ref: BAL105826 - 0012