



Berkswell Hall Meriden Road Berkswell CV7 7BG

for sale
£500,000



Property Description

A luxury two bedroom apartment in the coveted Berkswell Hall; a Grade II listed 19th Century country house. Surrounded by the beautiful communal gardens and benefiting from fantastic views of the countryside, with this property being one of the enviable few overlooking the lake, this location offers the perfect blend of seclusion and convenience. The property itself sits on the first floor, with spectacular views of the lake and surrounding rurality, with its own fabulous two story atrium inside the apartment. With a large living room, kitchen diner, two large double bedrooms; both with ensembles, and even more space across two rooms in the loft, this property has all the space you could need and more. The apartment also benefits from a single garage and communal parking.

Approach

Private road leading to main entrance, through to lobby and atrium with staircase rising to the first floor.

Entrance Hall

With skylight.

Guest Cloakroom

Fitted with a suite comprising of low-level WC and wash hand basin.

Store Cupboard

Space and plumbing for automatic washing machine and tumble dryer.

Lounge

21' 9" x 18' 11" (6.63m x 5.77m)

Large and airy lounge with two sash windows to the front, feature fireplace with marble mantle and log burner.

Breakfast Kitchen

22' 8" Max x 10' 5" (6.91m Max x 3.17m)

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, appliances to include electric oven with four ring gas hob and cooker hood above, space and plumbing for dishwasher and space for fridge and freezer, Marble fireplace with log burning fire, sash window to the side with shutters.

Bedroom One

16' 1" Max x 15' 1" Max (4.90m Max x 4.60m Max)

Built-in wardrobes providing hanging and shelving space, feature fireplace with log burning fire fitted, two sash windows to the side with shutters.

Ensuite

Fitted with a suite comprising of low-level WC, wash hand basin with mixer tap, bath with shower over and extractor fan.

Bedroom Two

16' 2" Max x 16' 1" Max (4.93m Max x 4.90m Max)

Two windows to the side.

Ensuite

Fitted with a suite comprising of low-level WC, wash hand basin with mixer tap, bath, separate shower cubicle with turbo shower, extractor fan and window to the side.

Loft Space

Convertible space that can be used for living areas STPP.

Outside

Beautiful communal gardens surrounding the property, with garage and communal parking.





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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T 01676 535234
E info@atkinsonstilgoe.co.uk

150 Station Road Balsall Common
 Solihull CV7 7FF

EPC Rating:
 Exempt

Council Tax
 Band: F

Service Charge:
 9914.24

Ground Rent:
 100.00

Tenure: Leasehold

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Property Ref: BAL106455 - 0005

