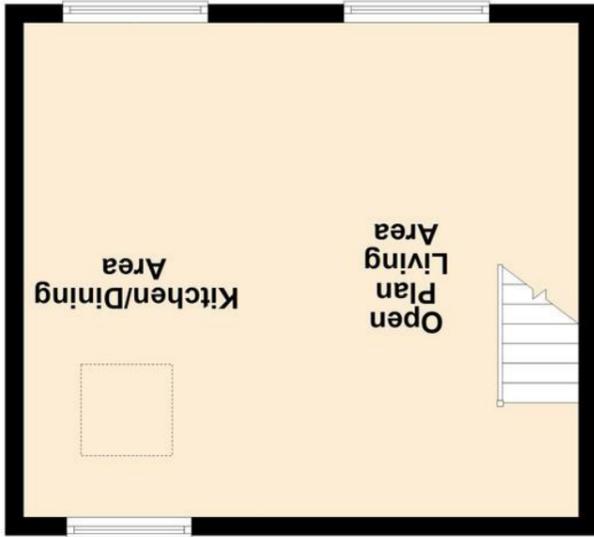
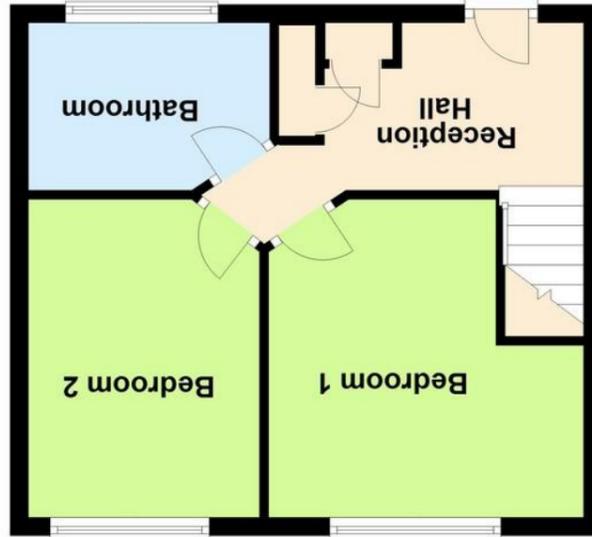


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



First Floor



Ground Floor

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.

Walmley | 0121 313 1991

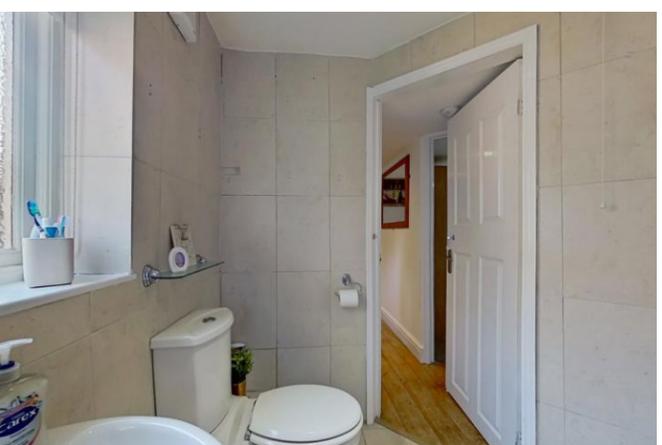


- A CHARMING TWO BEDROOM BARN CONVERSION
- OFFERING INDIVIDUAL LIVING ACCOMMODATION
- FIRST FLOOR MULTI FUNCTIONAL OPEN PLAN/SPLIT LEVEL KITCHEN/DINER
- TWO DOUBLE BEDROOMS
- WELL APPOINTED BATHROOM
- ALLOCATED PARKING SPACE PLUS EXTRA FOR RESIDENTS AND GUESTS



The Granary, Water Orton Lane, Minworth,
 Sutton Coldfield, B76 9BT

£185,000



Property Description

A BEAUTIFULLY PRESENTED FREEHOLD INDIVIDUAL TWO BEDROOM CONVERSION set in a pleasant courtyard setting and convenient residential location being well situated for amenities including local schools and shops with public transport on hand and transport links providing easy access into Sutton Coldfield town centre, Birmingham city centre and motorway connections:- Reception Hall Two Well Proportioned Bedrooms Luxury Bathroom First Floor Multi-Functional Open Plan Lounge/Split Level Kitchen Dining Room Kitchen Dining Room Allocated Parking Space Plus Extra Parking for Residents & Guests

The accommodation in full comprise: Main driveway passing under archway entrance to the central courtyard, where there is one allocated parking space and pleasant communal gardens. Panelled front door leads through to:

Reception Hall having laminate wood flooring, radiator, inset ceiling spotlights, storage cupboard off and wall mounted combination gas central heating boiler.

BEDROOM ONE 12' 1" x 11' 3" (3.68m x 3.43m) having under stairs recess, radiator, inset ceiling spotlights, sealed unit double glazed window to rear

BEDROOM TWO 8' 8" x 11' 5" (2.64m x 3.48m) having radiator, inset ceiling spotlights, sealed unit double glazed window to rear.

GROUND FLOOR BATHROOM Having ceramic tiling to floor and to walls, white suite comprises of bath, shower unit over, pedestal wash hand basin, w.c, with low level flush, radiator, inset ceiling spotlights and sealed unit double glazed window facing front.

ON THE FIRST FLOOR Stairs from the reception hall rises to the main living space where the full extent of the original barn structure is exposed, giving a most detailed array of ceiling beams and cross beams, this split level multi-functional living space comprises of: lounge and step up to fitted kitchen dining room.

LOUNGE AREA 17' 9" x 8' 6" Min (5.41m x 2.59m) having stained

wood balustrade and turned spindles from the stairs, laminate wood flooring, radiator, inset ceiling spotlights, sealed unit double glazed window looking through to courtyard and double glazed skylight window, balustrade and spindles to either side and step up to:

KITCHEN/DINER 17' 9" x 9' 2" (5.41m x 2.79m) Having a comprehensive range of fitted base and wall mounted units and equipped with a stainless steel sink unit with mixer tap, stainless steel cooker hood, hob and oven, ample room for dining table and chairs with most attractive window giving a light aspect to this area and views over playing fields, radiator, inset ceiling spotlights and sealed unit double glazed window looking through to the courtyard and double glazed skylight window.

OUTSIDE

The property occupies a pleasant courtyard setting with one allocated parking space and extra parking available for residents and guests, mature communal gardens.

The property enjoys the right to use the car parking space number 8 "or such other car parking space as shall from time to time be stipulated."

Council Tax Band C Birmingham City Council

Fixtures and Fittings as per sales particulars. The vendor informs us that a security system is included in the purchase price (not tested).

Tenure: We are advised that the property will be FREEHOLD ON COMPLETION. There is an annual service charge of £1215.50 payable in 2 instalments, June & December (£607.75.) This does include buildings insurance.

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CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991