



Berkswell Hall Meriden Road, Berkswell

Offers in Region of £585,000



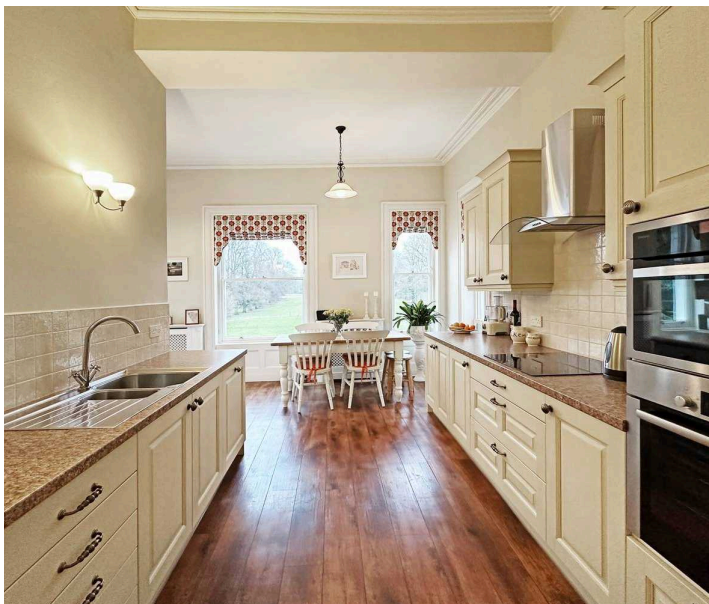


PROPERTY OVERVIEW

Berkswell Hall is a Regency Period Country house that was converted into luxury apartments in 1986. Occupying an idyllic rural location yet only a short distance from commuting routes to Solihull, Birmingham International and the Midland motorway network this large 3 bedroom first floor apartment provides approximately 1700sq ft of living accommodation. Having arguably the best position within the building providing far reaching views to the South & East over open countryside this apartment is beautifully presented throughout and in ready to move into condition with integrated kitchen appliances, fitted wardrobes in all bedrooms and offering period features such as sash windows with shutters, high ceilings, decorative cornice and a grand communal entrance hallway.

Outside the property has a sweeping in / out gravel driveway providing ample parking, there is also a single garage and extensive landscaped grounds.

To arrange a viewing of this exceptional property contact Xact on 01676 534 411.





PROPERTY LOCATION

Berkswell Hall is located on the Meriden Road being set back behind a long private driveway providing easy access to Solihull, Kenilworth, Warwick, Leamington Spa, Stratford-upon-Avon, Birmingham International Airport & train station and the wider Midland motorway network .

To find the property; from the centre of Berkswell proceed towards Meriden and the entrance to Berkswell Hall in approximately 1/2 mile on the left, just before the entrance to Home Farm. Coming from Meriden turn into Berkswell Road, proceed up the hill and go straight on at the crossroads with Back Lane / Cornets End Lane. Continue for approximately half a mile and the turn into Berkswell Hall is on the right, immediately after the entrance to Home Farm.

When you enter the estate drive slowly down the long private driveway and follow the road to the left to park outside the front of Berkswell Hall.

Council Tax band: F

Tenure: Share of Freehold





- Beautifully Presented Three Bedroom Luxury Apartment
- Over 1600 sq ft
- Far Reaching Views Over Open Countryside
- Magnificent Dual Aspect Drawing Room
- Breakfast Kitchen with Integrated Appliances
- En-Suite Principal Bedroom
- Fitted Wardrobes in all Bedrooms
- Garage & Parking

ENTRANCE HALLWAY

WC

BREAKFAST KITCHEN

19' 3" x 17' 1" (5.88m x 5.20m)

DRAWING ROOM

25' 8" x 15' 9" (7.82m x 4.80m)

PRINCIPAL BEDROOM

14' 3" x 13' 3" (4.34m x 4.03m)

ENSUITE

BEDROOM TWO / STUDY

19' 4" x 10' 10" (5.90m x 3.30m)

BEDROOM THREE

12' 11" x 9' 1" (3.94m x 2.76m)

BATHROOM

TOTAL SQUARE FOOTAGE

Total floor area: 172.0 sq.m. = 1851 sq.ft. approx.

OUTSIDE THE PROPERTY

SINGLE GARAGE

18' 3" x 8' 10" (5.57m x 2.68m)

EXTENSIVE LANDSCAPED GROUNDS

SWEEPING IN/OUT GRAVEL DRIVEWAY





ITEMS INCLUDED IN SALE

Double integrated oven, integrated hob, extractor, microwave, fridge freezer, dishwasher, washer dryer, all carpets, all shutters, all blinds and all light fittings.

ADDITIONAL INFORMATION

Services - mains gas, electricity and septic tank.
Broadband - TalkTalk. Loft space - partially boarded with ladder and lighting. Share of the Freehold with a lease in excess of 950 years. For details of the annual service charges / ground rent please contact Xact.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



1ST FLOOR



TOTAL FLOOR AREA: 172.0 sq.m. (1851 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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