

10, Berkswell Hall



The current owners have been exceptionally happy while in residence, tales of the ease of "lock up and leave", living in an environment that offers privacy and security, yet neighbours and reassurance when required.

The apartment is entered on the ground floor, its main front door just past the sweeping main staircase on your right hand side. A tiled stone floor greets you to a private inner lobby, with courtyard access to the garage and a second oversized front door into the softly furnished main entrance to the accommodation. There is plentiful understairs storage, and the undeniably impressive staircase to the first floor along with a mezzanine feature level, ideal for showcasing a furniture piece or objet d'art. The spacious landing separates living and bedroom accommodation, with the dining kitchen to the front elevation enjoying views to the main entrance gates and side gardens.

The main lounge is a practical square shape, able to easily house large sumptuous furniture. The gas fire is not a necessity to be used, but adds to the cosy atmosphere of a winter's evening.











The guest cloakroom sits midway between the bedrooms and living area, with excellent storage cupboards, ideal for home necessities, along with an enviable shoe cupboard. Bedroom two benefits built in wardrobes and ensuite, and bedroom one a vast array of wardrobe space and use of the large main bathroom. Should a future owner prefer to incorporate the main bathroom and bedroom one to form a closed suite, this would easily be possible. Bedroom three is an obvious study or separate dressing room if required.

There is no shortage of parking to the front gravelled elevation, plus the single garage for either storage or a car. Acres of lawned grounds and tree life will provide hours of exploration, or simply the chance to lose oneself from inside, overlooking the many views from the large oversized windows.

Renovation works have taken place in recent years both externally and within the hall's communal areas and final decoration works have now been completed. The original call bells of the Hall are still located to this day in the front main lobby, as you enter via two large sets of tall double doors. The property for the majority of its years has always been a country family manor house, however, was used as a school for some 17 years in the mid 1800s. The conversion to residential apartments took place mid 1900s, and Apartment 10 is just one of 16 unique properties to this Hall, each to be respected and admired for their own individual traits.





Location

Some 8.5 miles east of central Solihull and 7 miles of Coventry city, Berkswell is a charming village with a semi-rural feel, offering various amenities including a village shop and tearoom, pottery workshop, church, The Bear Inn pub and Berkswell Church Primary School with an outstanding Ofstead rating. Berkswell falls within the catchment area for Heart of England secondary school and sixth form.

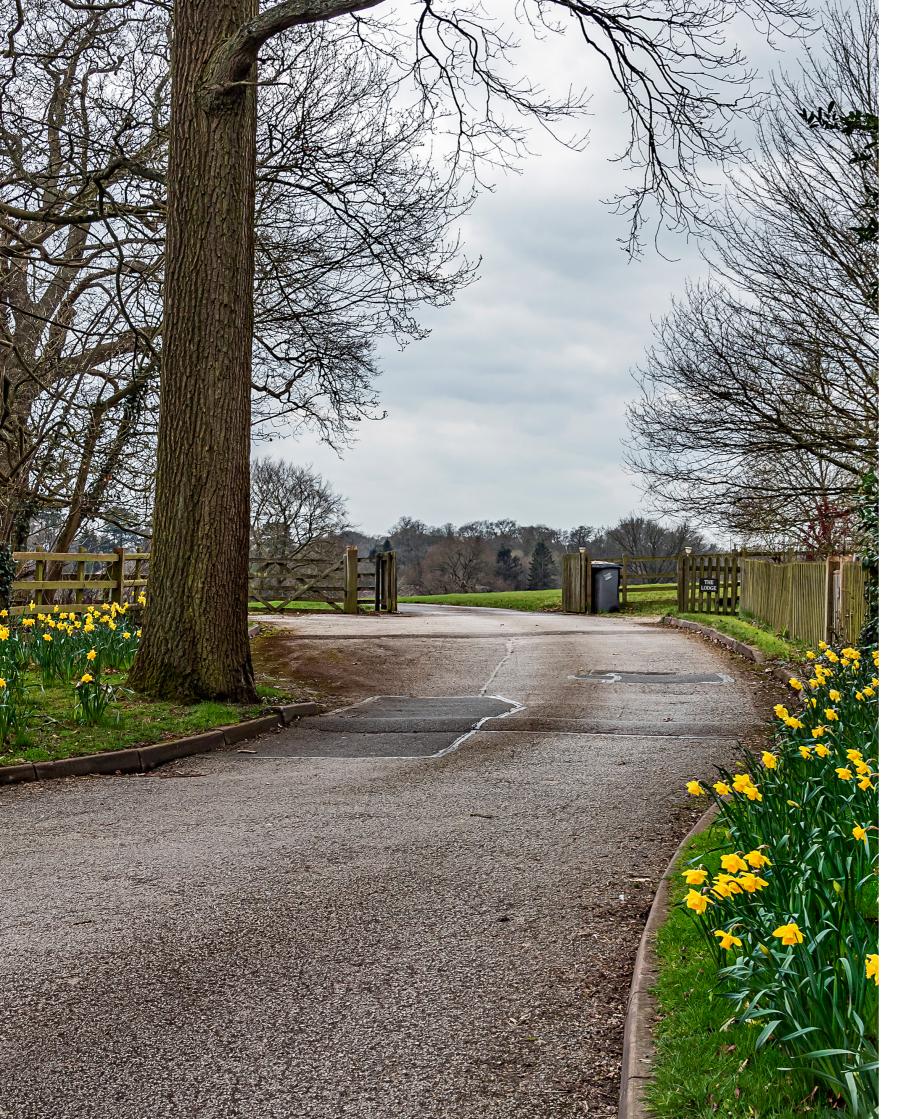
Close by, Balsall Common is approximately 2 miles away and benefits from a parade of shops including a Tesco Express, traditional fish and chip shop, butchers, newsagents and several independent eateries. The local health centre just off Station road is easily accessible from the village centre, as is Berkswell train station, just half a mile away, linking Coventry and Birmingham.

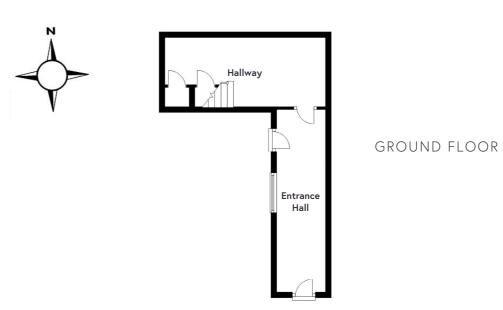


The National Exhibition Centre and wider travel connections can be found within a 10 minute drive of Berkswell Hall. Birmingham Airport offers direct access to over 150 international destinations and a further 490 global connections. Birmingham's future HS2 Interchange Station will make Birmingham the the best-connected place in the UK by rail, road and air enabling commuters to reach London Euston in just 38 minutes. It will also connect to the city centres of Birmingham, Leeds, Liverpool and Manchester. Berkswell Hall is some 6 miles away from M42 providing convenient access to major road networks.

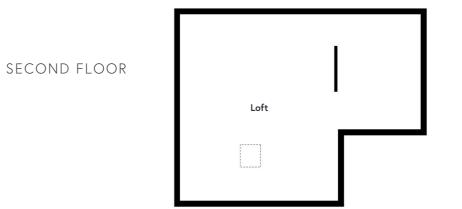












GROUND FLOOR

Approx 24.6 sq metres (265.2 sq feet)

SECOND FLOOR

Approx 47.7 sq metres (513.3 sq feet)

FIRST FLOOR

Approx 168.8 sq metres (1816.9 sq feet)

TOTAL AREA

Approx 241.1 sq metres (2595.4 sq feet)

(ALL MEASUREMENTS ARE APPROXIMATE AND SHOULD BE USED FOR ILLUSTRATIVE PURPOSES ONLY)







GENERAL INFORMATION

Leasehold (999 years from 1985) Mains gas and electricity. Drainage Tenure: Services:

Grade II* Listed

by form of two large klargesters shared Service Charge: 2020/2021 liability: £2,550 per quarter between all residents at Berskwell Hall

Ground Rent: £50 annually Local Authority: Solihull Metropolitan Borough Council

DIRECTIONS POSTCODE CV7 7BG

From the centre of Solihull proceed along Warwick Road B4102 passing Solihull School on your left hand side. Keep in the left land lane and merge onto Hampton Lane B4102. Turn right at the traffic lights into the left hand lane continuing onto Hampton Lane B4102. Entering into Catherine De Barnes village, proceed over the humpback bridge and take the second exit at the roundabout onto Solihull Road B4102. Follow the road for 2.9 miles proceeding through Hampton in Arden village onto Meriden Road B4102. At the next roundabout take the 3rd exit onto Cornets End Lane and follow for 1.8 miles. At the crossroads, turn right onto Meriden Road and the driveway to Berskwell Hall will be found shortly after on the right hand side. Follow the driveway down to Berkswell Hall where parking can be found directly in front of the main entrance hall via two cattle grids.

AGENTS NOTE

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All measurements and mileages quoted in these sales details are approximate. Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer. Images used within these details are under copyright to EB&P and under no circumstances are to be reproduced by a third party without prior permission.

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We will appreciate your co-operation in fulfilling our requirements to comply with anti-money laundering regulations. As well as traditional methods of producing photographic ID and proof of address, EB&P as the Agent may also use an electronic verification system to meet compliance obligations for AML. This system allows us to verify you from basic details. You understand that we will undertake this search for the purpose of verifying your identity. Any personal data we receive from you for the purpose of money laundering checks will be processed only for the purposes of preventing money laundering.







01564 791010 | www.ebandp.com | 1 Lodge Croft | Knowle, Solihull | B93 OHF



