



ESTHER
BROOMHALL
& P A R T N E R S

Apartment 1, Berkswell Hall

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1, Berkswell Hall

It is impossible not to be impressed by the charm of Berkswell Hall. Situated within the land of Berkswell Estate, the driveway leading towards Apartment 1 illudes to the grandeur Berkswell Hall offers as the former Grade II* listed country residence standing proudly in the most idyllic setting.

Converted in 1985, this period property has been meticulously cared for, with original features maintained to a high standard including the formal grounds and gardens, that highlight a sense of tranquillity, despite being just 10 minutes from Birmingham Airport and a close proximity to all major road (M42, M6, M40) and rail (Warwick Parkway, Dorridge, Birmingham International) networks including HS2s future Interchange Station.

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Historically, the current sitting room had previous use as the library of Berkswell Hall with many features unscathed and benefits from two doors providing access directly into the extensive gardens. A parquet effect flooring compliments the rich character and an open fire creates a focal point to the room.



The living accommodation comprises of a large kitchen dining area with a central island benefiting from a hand polished granite top and integrated storage space. An informal seating area is provided with an optional breakfast bar. High specification integrated appliances include a Miele washing machine and tumble dryer, Bosch dishwasher, Britannia Range gas cooker, American style fridge freezer and microwave. Space for a dining table is provided in front of a large window overlooking part of the communal grounds creating the perfect space to entertain. All original shutters feature throughout the property to provide privacy in the later evening.







The principal bedroom enjoys wonderful views of the landscaped gardens and benefits from an en-suite shower room with underfloor heating, luxury Porcelanosa tiling and sanitaryware.





Bedroom 3 has access onto a quaint patio area through French doors and like Bedroom 2, makes use of the main bathroom with splendid Calvari Rain shower and bath, most fitting to the age of the property. Bedroom 2 provides versatile accommodation, currently styled as a dining room. A guest WC just off the entrance hall completes the accommodation of this magnificent apartment.

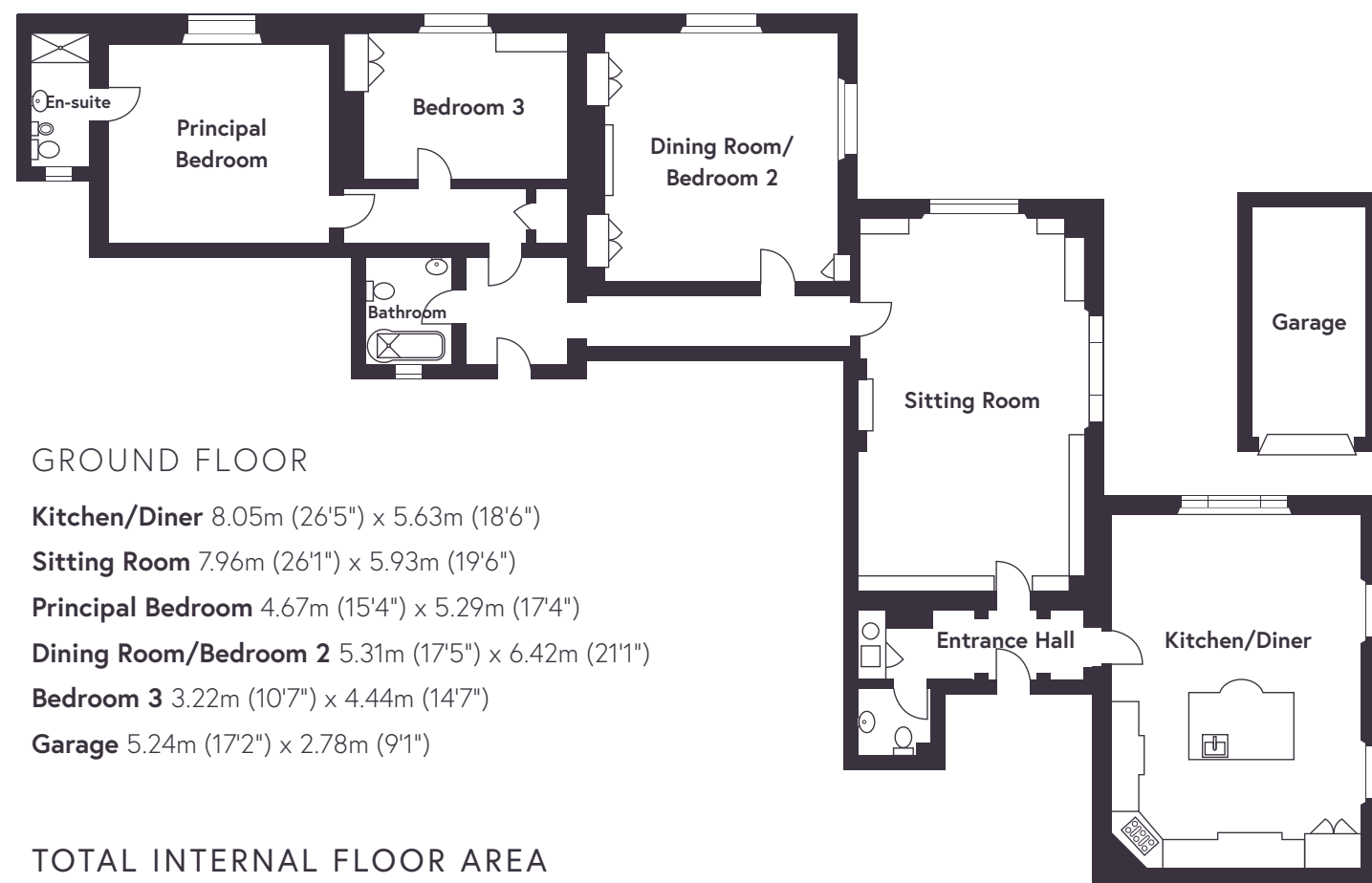




Grounds & Surrounds



Parking is easily found at the front of the property and a single garage is located discreetly to the rear of Berkswell Hall. Gardens and a variety of mature vegetation including two mature Wellingtonia trees encircle Berkswell Hall where the landscaping has been thoughtfully maintained by the management company and their planting scheme. There are different areas to explore within the gardens and a direct country walk provides access to the amenities in Berkswell village.



GROUND FLOOR

- Kitchen/Diner** 8.05m (26'5") x 5.63m (18'6")
- Sitting Room** 7.96m (26'1") x 5.93m (19'6")
- Principal Bedroom** 4.67m (15'4") x 5.29m (17'4")
- Dining Room/Bedroom 2** 5.31m (17'5") x 6.42m (21'1")
- Bedroom 3** 3.22m (10'7") x 4.44m (14'7")
- Garage** 5.24m (17'2") x 2.78m (9'1")

TOTAL INTERNAL FLOOR AREA

Approx 223.8 sq metres (2408.8 sq feet)

Location

Surrounded by open countryside, Berkswell Hall is some 8.5 miles east of central Solihull set in a conservation area and 7 miles west of Coventry. Berkswell is a historic 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 Ofsted rating.

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.



The main hall has enjoyed refurbishment and re decoration works in recent years, both externally and within the communal areas. Apartment 1 is found to the ground floor, adjacent to the elegant staircase, as you pass through the main lobby.

GENERAL INFORMATION

Tenure:	Leasehold (999 years from 1985)	Broadband:	BT Fibre to the premises (FTTP) installed in 2020
Local Authority:	Solihull Metropolitan Borough Council. Council Tax Band: G	Services:	Mains gas, electricity and water. Private communal drainage. ADT Intruder Alarm System

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 hand 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 Berkswell Hall will be found immediately after the entrance to Home Farm 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 grid.

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.

ANTI MONEY LAUNDERING (AML)

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.

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