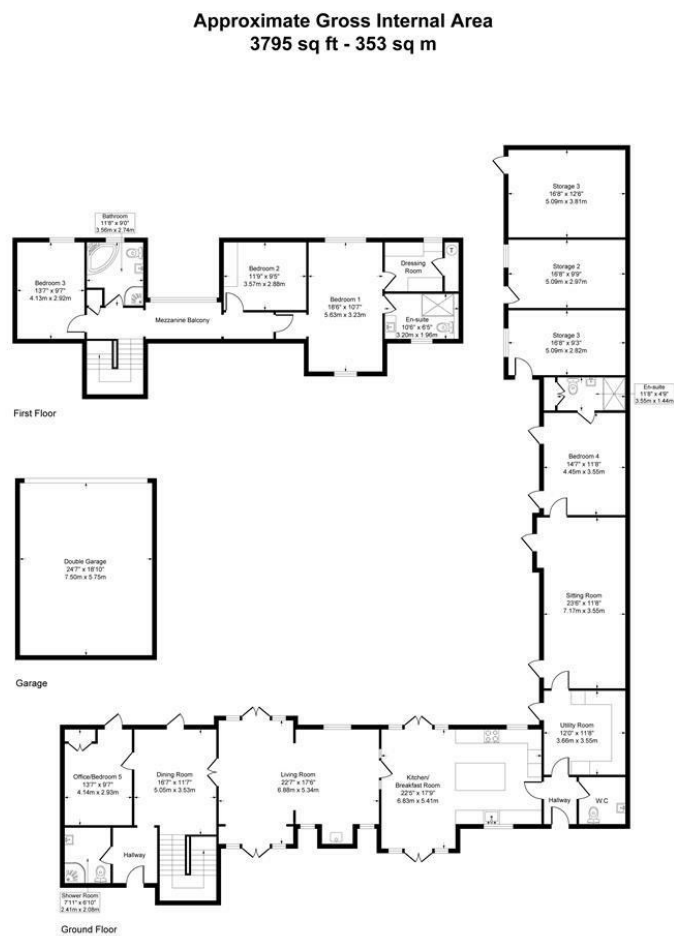


Brockhill Lane, B48



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

PROPERTY ADDRESS
Swallows Barn Brockhill
Lane
Alvechurch
B48 7ED

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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- Stunning Grade II Listed barn conversion
- 3795 sqft of luxury living
- Idyllic 1.3 acre plot
- Beautiful south-facing gardens
- Gated entrance and lifestyle extras

The approach is through electronic gates and a sweeping driveway, framed by landscaped gardens and mature trees, including a beautiful sequoia. The south-facing rear garden is designed for both relaxation and entertaining, with a large patio, lawn, stone water feature, and formal planting. A separate section is set aside for vegetable growing, complete with raised beds and a greenhouse. Alongside the main house, there is a detached double garage and a timber outbuilding divided into three rooms, suitable for use as a workshop, gym, or studio.

Inside, the entrance hall leads to a WC and a bespoke kitchen with Miele appliances, a Quooker tap, central island, and a dining area with doors opening to the gardens. The adjoining living room features a log burner and an impressive double-height window, once the barn's entrance. A dining room with exposed beams also connects to the garden and staircase. A separate office or fifth bedroom sits nearby, along with a modern shower room.

The south wing of the barn has been designed with flexibility in mind, making it well-suited as an annexe. It includes a utility room, a vaulted sitting room with direct garden access, and a spacious double bedroom with its own shower room. This arrangement would work well for guests or older relatives. Almost every ground-floor room opens onto the gardens, giving the home a light and open feel throughout.

On the first floor, a bright landing with floor-to-ceiling windows leads to three double bedrooms and a family bathroom. A mezzanine level overlooks the living room below, highlighting the barn's character and sense of space. The master suite is a standout feature, complete with a circular window, dressing room, and a contemporary en-suite shower room.

Brockhill Lane is a sought-after rural location on the edge of Alvechurch and Barnt Green, offering peaceful surroundings, countryside walks, and an active local community. Despite its setting, it remains well connected, with Alvechurch train station providing direct services to Birmingham and the M42 within easy reach. The village itself offers shops, pubs, cafés, and schools, with further options available in nearby Barnt Green and Bromsgrove. Solihull town centre is also less than a 20 minute drive away.

The property is connected to mains electric and water, with a private



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septic tank that filters naturally through a reed bed. Heating is provided via a ground-source heat pump supplying underfloor heating to part of the ground floor, supported by an oil-fired boiler for radiators. Hot water is supplied by an immersion tank with off-peak electricity.

NB: Some of the furniture shown has been computer generated and is for illustrative purposes only.