



4, OLD LANGLEY HALL, OX LEYS ROAD

SUTTON COLDFIELD - GUIDE PRICE £500,000

**chosen**



## Why this home is Chosen...

Welcome to your dream countryside retreat, Old Langley Hall. This traditional barn conversion seamlessly blends rustic charm with modern comforts. Driving through the gated entrance into a splendid communal courtyard, you're greeted by stunning views from every angle.

The open-plan country kitchen is perfect for culinary adventures and offers plenty of space for family and friends to dine. The spacious lounge offers panoramic views of the garden with a stylish yet traditional finish, complete with wooden beams and fireplace.

The ground floor is complete with a guest W.C and utility room off the kitchen.

Upstairs, the spacious master bedroom boasts ample storage with fitted wardrobes, an en-suite for added luxury and stunning views over rolling countryside. Two additional bedrooms and a family bathroom ensure ample space for guests or family.

Outside, a large corner garden beckons for al fresco gatherings, with designated zones for entertaining, eating and play. With access to the double garage completing the picture of rural bliss.

The property is set on the edge of the village of Wishaw which enjoys an idyllic location whilst being within easy reach of major motorway connections including the M42, M6 and M6 Toll. The world renowned Belfry Hotel and Golf Course is within a few minutes drive with the incredible 2,400 acre Sutton Park: one of Europe's largest urban parks, providing a range of outdoor pursuits including walking, cycling and golf, just a short drive away. Sutton Coldfield is within 10 minutes by car and offers an excellent range of shops and restaurants as well as excellent schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School.



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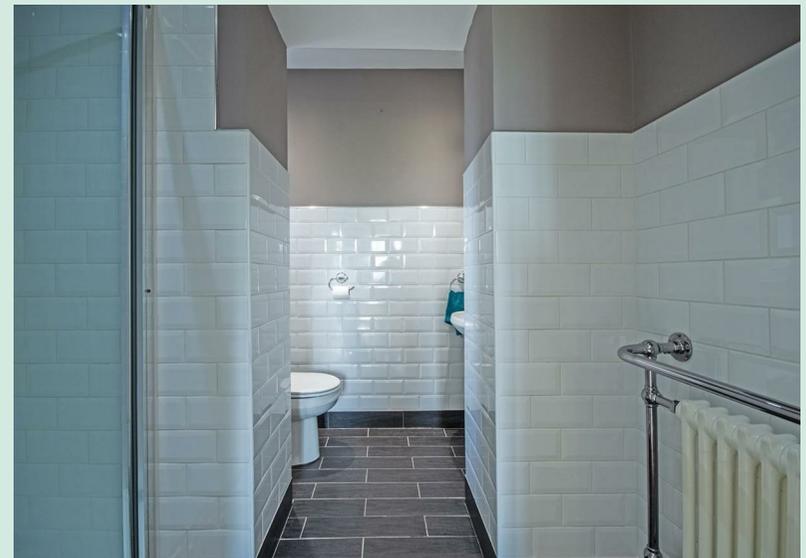
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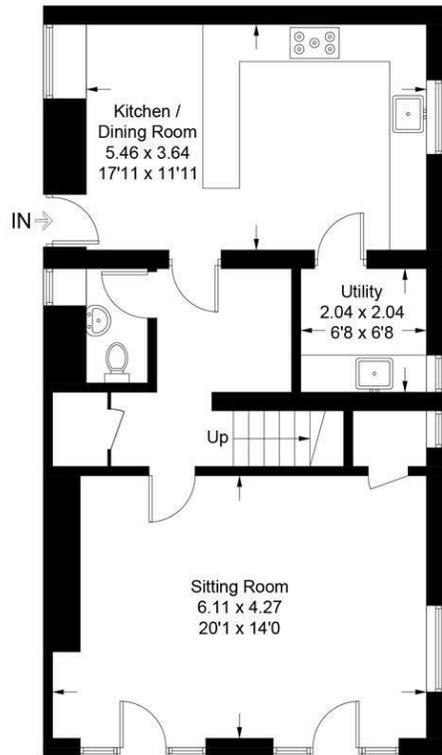


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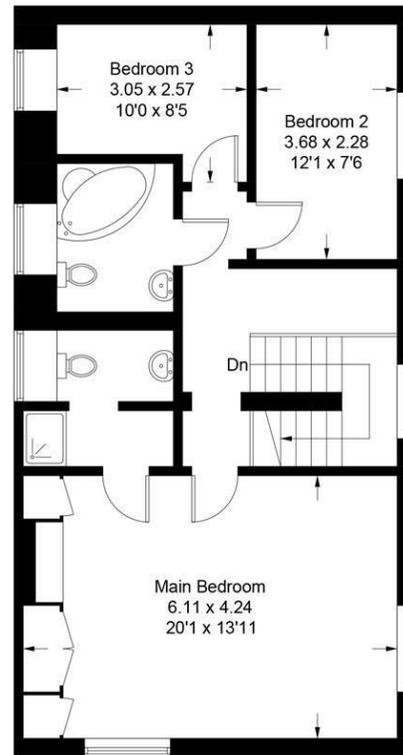
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## 4 Old Langley Hall, B75 7HP

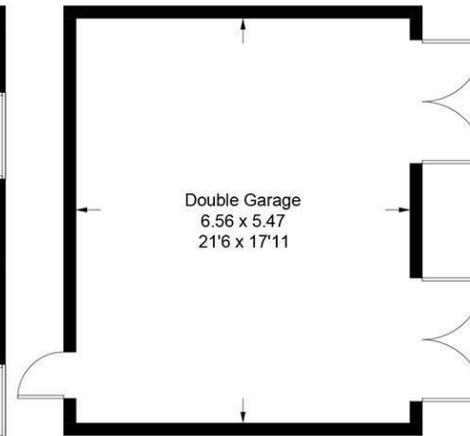
Approximate Gross Internal Area = 135.3 sq m / 1456 sq ft  
Double Garage = 35.7 sq m / 384 sq ft  
Total = 171.0 sq m / 1840 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1078251)

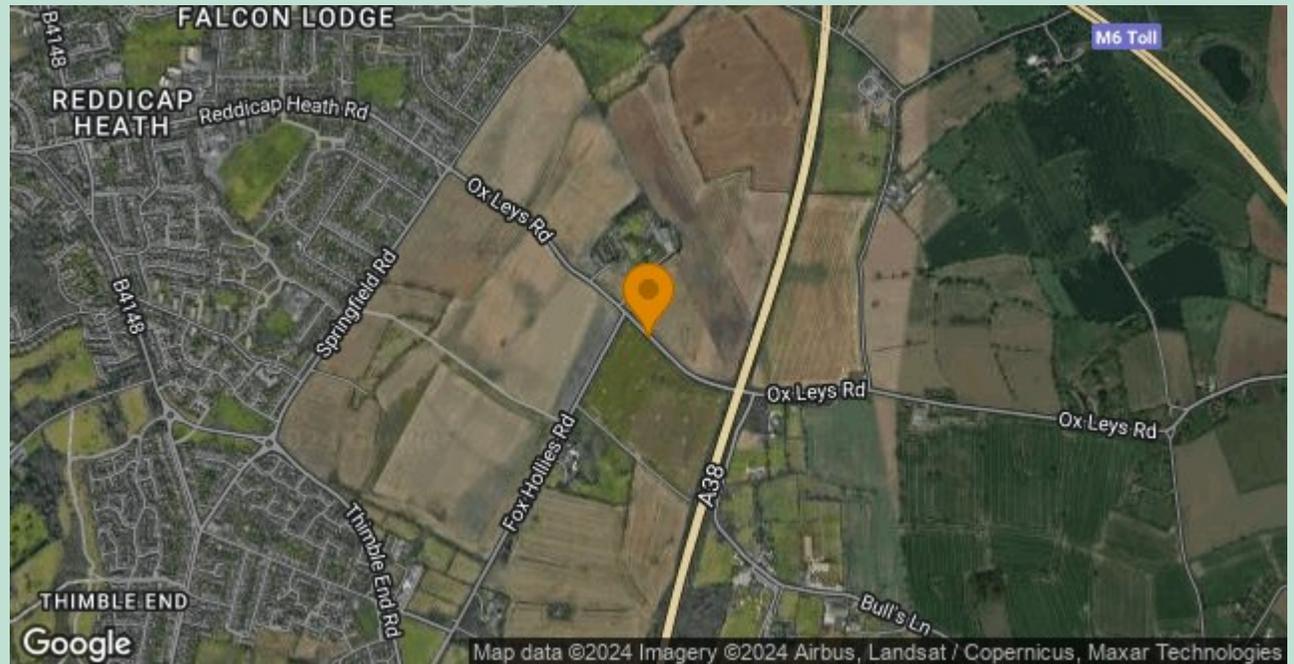
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## Enquiries

4, Old Langley Hall Ox Leys Road is exclusively marketed by Chosen Home Ltd.

Chosen Home Limited charge a purchase fee of 1% plus VAT of the selling price which is payable by the purchaser on completion of the sale and is to be a condition of sale in the contract. It is for the sellers lawyers to collect this fee with the purchase price on completion. This fee must be sent to the estate agents by telegraphic transfer by the sellers solicitors prior to keys being released. Chosen Home reserve the right to carry out appropriate qualification of buyers finances prior to organising a physical viewing of the property.



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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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