



The Stables, Stoney Lane, Tardebigge, Worcestershire, B60 1LY

£600,000

Allan Morris
estate agents

The Stables, Stoney Lane, Tardebigge, Worcestershire, B60 1LY

We are informed that this freehold cottage was converted in the late 1980's and offers accommodation of approximately 1,660sqft, which is need of improvement and modernisation. The cottage stands in grounds of approximately 4.2 acres with an attached store, large open pole barn and stable of approximately 4,300sqft.

The property is situated in a desirable rural location between Bromsgrove and Redditch, convenient for commuting to Birmingham, the national motorway network and the facilities of both towns.

The cottage has LPG-fired central heating with a boiler that is in need of repair or replacement and offers accommodation of approximately 1,660sqft, comprising: a hall; shower room; attached store/barn; breakfast kitchen; dining room; inner hall; snug; a large lounge; landing; and two bedrooms.





DISCLAIMER

- Allan Morris & Peace Limited rely on information provided by the seller and have not checked any legal documentation. Any points of interest or concern should be verified by your legal representative.
- Allan Morris & Peace have not tested any fixture or fitting and can not confirm their working condition.
- All measurements are approximate and may include recesses, suites, cupboards, restrictive headroom and wardrobes.

KEY POINTS

- Approximately 4.2 acre plot
- Accommodation of approximately 1,660sqft
- In need of modernisation and refurbishment
- Council Tax band F, Bromsgrove District Council
- Energy Performance Certificate band G
- LPG heating, in need of repair
- Mains electricity and water
- Shared sewage system dealt with by Severn Trent via the water rates system
- Freehold tenure
- No upward chain





INCLUSIONS

- Fireplace in snug
- Fireplace in lounge
- Built-in wardrobe on landing
- Built-in eaves cupboards in bedroom

DESCRIPTION

GROUND FLOOR

- **RECEPTION HALL**
- **SHOWER ROOM** 1.75m x 1.30m (5'9" x 4'3")
- **BREAKFAST KITCHEN** 5.26m x 3.15m (17'3" x 10'4")
- **DINING ROOM** 5.18m x 3.05m (17'0" x 10'0")
- **INNER HALL**
- **SNUG** 4.67m x 3.81m (15'4" x 12'6")
- **LARGE LOUNGE** 6.30m x 4.47m < 6.45m (20'8" x 14'8" < 21'2")

FIRST FLOOR

- **LANDING**
- **BEDROOM ONE** 3.61 x 2.79m (11'10" x 9'2")
- **BEDROOM TWO** 4.45m x 3.89m (14'7" x 12'9")
- **BATHROOM** 2.21m x 1.93m (7'3" x 6'4")





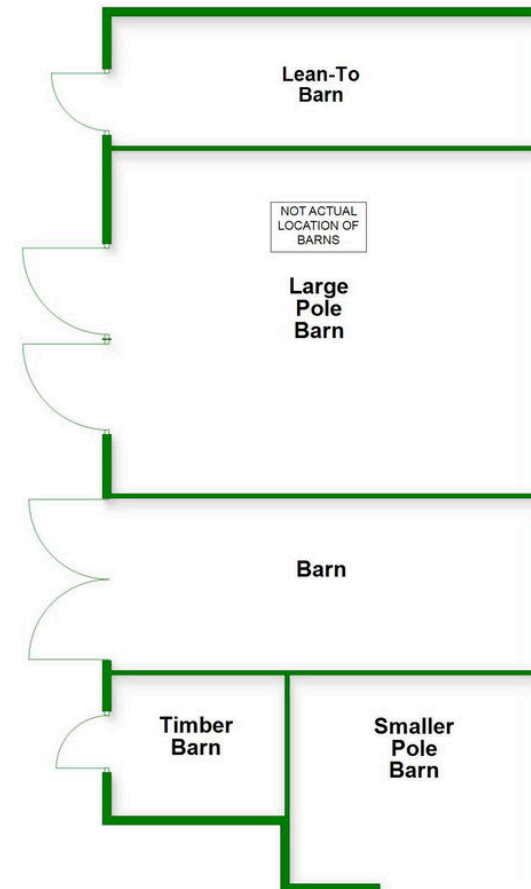
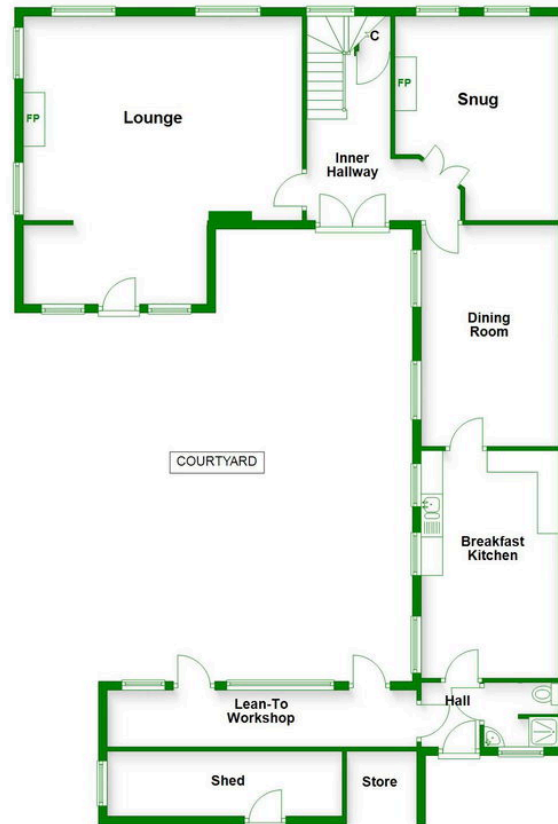
OUTSIDE

- **ATTACHED STORE** 7.06m x 1.80m (23'2" x 5'11")
- **COURTYARD GARDEN**
- **PARKING** Between the cottage and the pole barn there is a gated area providing space for off-road parking for several cars.
- **POLE BARN** Approx 15.24m x 14.32m (50'0" x 47'0")
- **LEAN-TO ATTACHED BARN** Approx 10.90m x 3.81m (36ft x 12'6")
- **TIMBER STABLE** Approx 4.11m x 3.58m (13'5" x 11'9")
- **ATTACHED POLE BARN** Approx 11.27m x 10.05m (37'0" x 33'0")
- **LAND** 4.2 acres including cottage and outbuildings

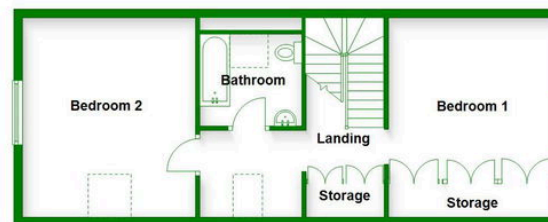
DIRECTIONS

From Bromsgrove town centre: take New Road, proceed straight on at the traffic lights continuing along New Road and turn left at the mini island into Finstall Road. At the end of the road turn right into Alcester Road, then turn first left into Tutnall Lane. At the crossroad proceed straight on into Stoney Lane, where the property will be found on the right, immediately after Burcot Hall Hospital.

Ground Floor



First Floor



Not to scale.
For general guidance purposes only
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Plan produced using PlanUp.

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