



Pound Cottage

Barston Lane, Barston, Solihull, B92 0JZ



Love
Property Co.

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TENURE Freehold
EPC Rating: F
COUNCIL TAX Band TBC

A rare to market and beautifully kept character detached three-bedroom residence situated in the sought-after and picturesque semi-rural village of Barston with further scope for development (STPP). The property offers both double glazing and oil central heating.

PROPERTY OVERVIEW - This well-kept 1997sq. feet kerb appealing property has a warm welcoming entrance hallway. The accommodation briefly comprises; entrance porch, reception hall, fully fitted study/snug, refurbished shower room/wc, storage cupboard, lounge/sitting room, dining room with stairs to first floor, garden room/conservatory, kitchen, side walkway/lean to, first floor landing leading to two/three bedrooms, en-suite/bathroom/wc and eaves storage. This modern and spacious, beautiful, high-quality kitchen has been recently refitted with wall and base units, quartz worktop with upstands, integrated oven, hob, microwave, fridge freezer and dishwasher, overhead extractor, plumbing for washing machine and window to rear garden with access to covered side passage, leading to front of property, rear garage and garden.

Outside - Driveway to front with off road parking and beautiful lawned area, with slabs leading to entrance of property with mature shrubs, garage at the rear with large private garden, mature shrubs, raised lawn and decorative paved patio area with variety of further flowers and rear outhouse and garage both with electricity and room for storage.

PROPERTY LOCATION

Location - Located within the heart of Barston Village, voted as one of UK's poshest villages. Barston Village offers a quiet, charming community with its own old coaching house "The Bulls Head Pub", an active village hall and Church.



An abundance of walking trails surround it and is conveniently situated near to Knowle and Dorridge villages, with Dorridge, near-by Hampton-In-Arden Village and Solihull Town Centre, having main rail links to both Birmingham and London stations.

Local schools are George Fentham Junior and Heart of England Secondary, serviced via a school bus. Also within catchment is Lady Katherine Leveson Junior School.

A short drive from Junction 5 and 6 of the M42, access to both North and South of the country via the M42 / M6 and M40 is made easy and Birmingham International Airport is also just a 10 minutes away.

Porch

4'9" x 6'1" (1.45m x 1.86m)

Entrance Hall

10'11" x 6'1" (3.34m x 1.86m)

Downstairs Shower/WC

6'2" x 6'6" (1.89m x 1.97m)

Study/Snug

5'11" x 9'5" (1.8m x 2.87m)

Lounge/Sitting Room

21'5" x 15' 1" (6.52m x 4.61m)

Dining Room

15'9" x 15'10" (4.79m x 4.83m)

Garden Room

13'5" x 11'10" (4.10m x 3.61m)

Kitchen

20' 7" x 8" (6.27m x 2.43m)

Lean-to

17' x 4'1" (5.19m x 1.25m)

Bedroom One

17'8" x 15'2" (5.39m x 4.62m)

En-suite

7'2" x 9'5" (2.18m x 2.86m)

Bedroom 2

17'8" x 10'3" (5.39m x 3.12m)

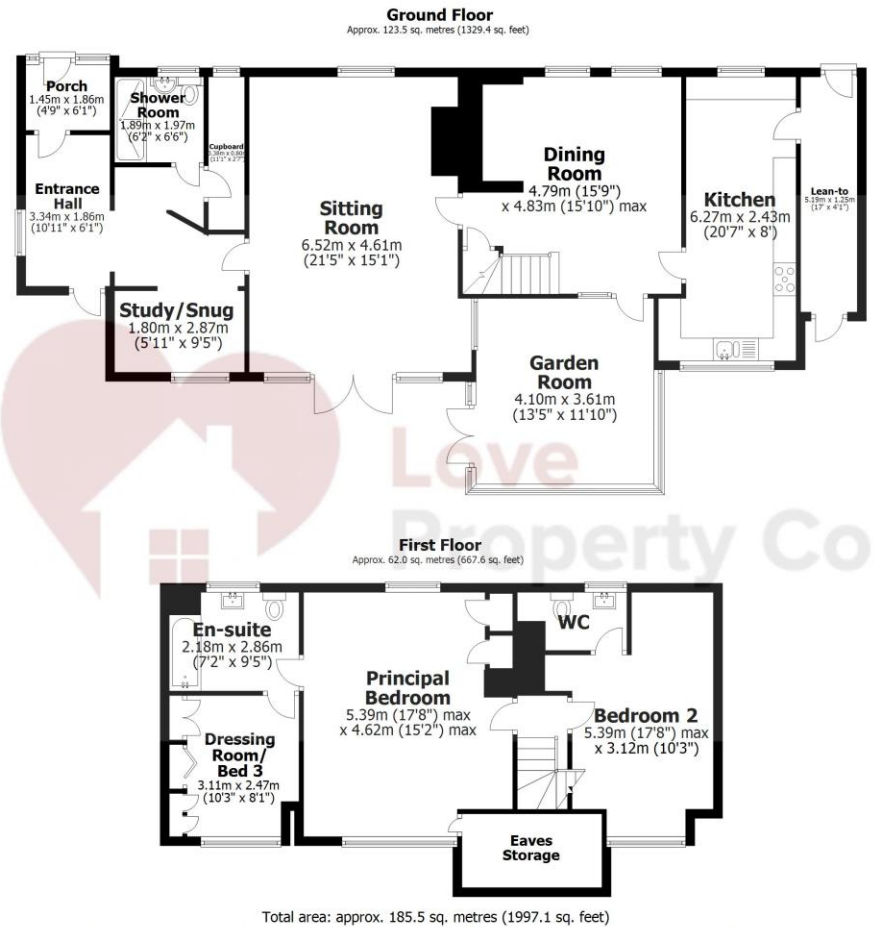
Bedroom 3/Dressing Room

10'3" x 8'1" (3.11m x 2.47m)

Total Square Footage

1997.1 sq. Feet (185.5 sq. metres) approx.





This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	28	46
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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