



Granary Cottage, B92 0JS
Sale Price Offers in Excess of £700,000



Love
Property Co.

Granary Cottage, 4 The Shrublands Hob Lane, Barston, B92 0JS

Tenure - Freehold
EPC Rating - D
Council Tax Band - E

Love Property Co are pleased to offer this rare to market and beautifully kept, much improved, attention to detail, character semi-detached four double bedroom residence situated in the sought-after and picturesque semi-rural village of Barston.

This must be viewed to be appreciated large 1984.7 sq. feet (182.5 sq. metres) kerb appealing property. The accommodation briefly comprises; open entrance porch, warming reception hall, downstairs wc and spacious open plan kitchen/dining/family room.

The quality kitchen has been recently refitted with modern wall and base units, feature island with sink, integrated electric oven, induction hob, fridge, freezer and dishwasher with plumbing for washing machine in the utility which also houses the newly fitted high quality Worcester Bosch oil boiler system.

Stunning beamed lounge off the hallway with feature fireplace with log burner and access to the private garden adjoins to the home office/study with French doors and access to the garden.

To the first floor the large landing is a great feature leading to the four double bedrooms, master with en-suite and built in wardrobes, three further double bedrooms and a lovely presented stylish family bathroom with separate shower and bath.

The property offers both double glazing and solid oak flooring to the ground floor and has recently been stylishly decorated throughout with a beautiful eye-catching William Morris wallpapered feature wall in the Hallway.

Outside - Stunning Countryside views, large, gravelled driveway to front with off road parking for multiple vehicles and a beautiful lawned area, with decorative slabs leading to the open porch entrance of property, garage with electric up and over doors and gate to rear with wrap around private garden with AstroTurf lawn and a private decking area.



PROPERTY MEASUREMENTS:

HALLWAY

8' 9" x 10' 6" (2.67m x 3.19m)

KITCHEN/DINING

17' 5" x 18' 5" (5.31m x 5.61m)

DINING/FAMILY ROOM

13' 2" x 6' 7" (4.03m x 2.00m)

UTILITY

4' 10" x 7' 7" (1.47m x 2.31m)

LOUNGE

17' 5" x 13' 1" (5.31 m x 3.98m)

WC

5' 9" x 3' 0" (1.75 m x 0.93m)

PRINCIPAL BEDROOM ONE

12' 1" x 9' 7" (3.67m x 2.91m)

EN-SUITE

6' 0" x 6' 5" (1.83m x 1.96m)

BEDROOM TWO

17' 5" x 9' 11" (5.31m x 3.03m)

BEDROOM THREE

11' 4" x 11' 8" (3.46m x 3.55m)

BEDROOM FOUR

14' 0" x 10' 7" (4.27m x 3.22m)

FAMILY BATHROOM

8' 2" x 10' 2" (2.49m x 3.11m)

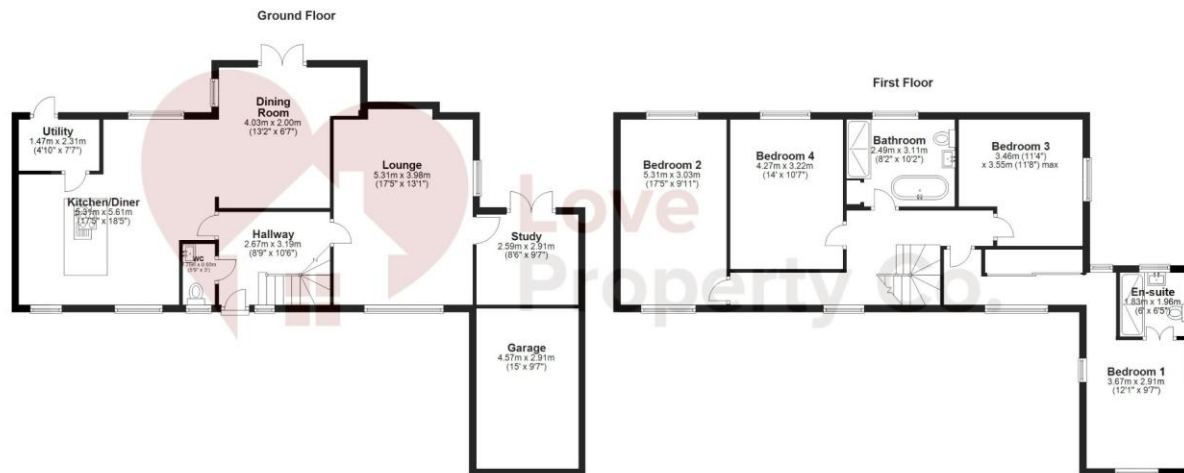
TOTAL SQUARE FOOTAGE

1964.7 sq. Feet (182.5 sq. Metres) approx.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





Total area: approx. 182.5 sq. metres (1964.7 sq. feet)



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.

15 St Johns Way, Knowle, Solihull, B93 0LE
T: 01564 663055 | E: info@lovepropertyco.co.uk
www.lovepropertyco.co.uk

