



Connells

The Red House Hill Lane
Great Barr Birmingham



Property Description

Looking for something that has the WOW factor, then look no more!! This Victorian Country House was built in 1841 and has recently been converted into Eight Mansion Styled apartments offering a little something for buyers from all walks of life. The developer of this exquisite home has really brought to life the previous and original decor in the communal hallway, and has featured the original Solid Oak staircase and ceiling coving by restoring them, along with the internal doors, bringing them back to their former glory. Each apartment comes with two allocated parking spaces, with the parking being securely gated and having CCTV as well as a Voice intercom system and key codes required to gain access to the development via any entrance. Viewers shall see how this property is flooded with light across all three floors of it's accommodation via the three quarter height original sash windows and sky lanterns that have been installed throughout providing more natural light.

The tall and vaulted ceilings are some of the reasons why this unique three storey split level duplex home gives a tremendous sense of space. This along with the air filtration ventilation system throughout, help to keep a little more of the fresh outdoors inside. Not that you'll need to go far mind, as the private grounds and courtyard offer a variety of plant life and benches to be able to go out and enjoy the grounds, as well as the extension of Red House Park itself that surrounds the entire site.

The Grounds

The Red House offers a wrap-around garden containing many species of plant life, as well as a Courtyard, Bike Shed and a large lawn with a range of benches to sit on during nice weather. There is Ironmongery to the boundaries with a key gate code or fob being required for entry.

Ground Floor Accommodation

Entrance Hallway

Original front door leading into the main residence from the communal hallway, where viewers can find the intercom system, solid wood flooring, spotlights to the ceiling, wall lights, entry alarm panel and system, double doors with featured central panes leading into the lounge, and stairs both rising to the first floor, but also leading down to the lower ground living accommodation.

Lounge

19' 9" max x 11' 6" max (6.02m max x 3.51m max)

Tall ceilings, solid wood flooring, 2 x vintage style radiators, 2 x three quarter height original sash windows overlooking the lawn, TV point, original ceiling coving and skirting rail and double doors with featured central pane

Lower Ground Accommodation

Lower Ground Hallway

Solid wood flooring, radiator, door leading into the kitchen and stairs leading up the ground floor.

Alcove Kitchen

13' 2" max x 13' 1" max (4.01m max x 3.99m max)

A range of modern fitted Light Matt Grey wall and base units with Granite surfaces over with curved edging, solid wood flooring, integral 70/30 fridge-freezer, dishwasher, stainless steel under counter electric oven, and a four plate electric hob with cooker hood over. 1.5 stainless steel sink & drainer with a brushed stainless steel effect mixer tap, window to the side, spotlights and mood lighting, intercom system, TV point, fitted breakfast bar, and steps leading up into the dining room via a set of double doors as they are required to measure, doors leading into the dining room

Dining Room

13' 1" x 11' 1" (3.99m x 3.38m)

Window to the side, storage cupboard, wall lights, radiator and a door leading into the guest wc.

Guest Wc

Low level wc, part tiling to wet areas and a compact wash hand basin.

First Floor Accommodation

First Floor Landing

Solid wood flooring, skylight ceiling lantern, doors leading them all out into all other first floor rooms.

Bedroom One

12' max x 10' 10" max (3.66m max x 3.30m max)

Original sash window, radiator and TV point.

Bedroom Two

13' 7" max x 10' 1" max (4.14m max x 3.07m max)

Original sash window, and a radiator.

Family Bathroom

A fitted panel bath with Chrome mixers, fitted built shower room with Chrome integral shower, Jack & Jill ceramic bowl wash hand basins, level wc, shaving point, fitted mood lighting mirror, skylight, Porcelanosa floor tiles and spotlights to the ceiling as well as an extractor fan.

Private Gated Parking

Each apartment has two allocated parking spaces, with there being ample parking spaces for several visitors. The gates are opened by use of a fob.

Lease & Management Charges

Lease Remaining: 119 years approx

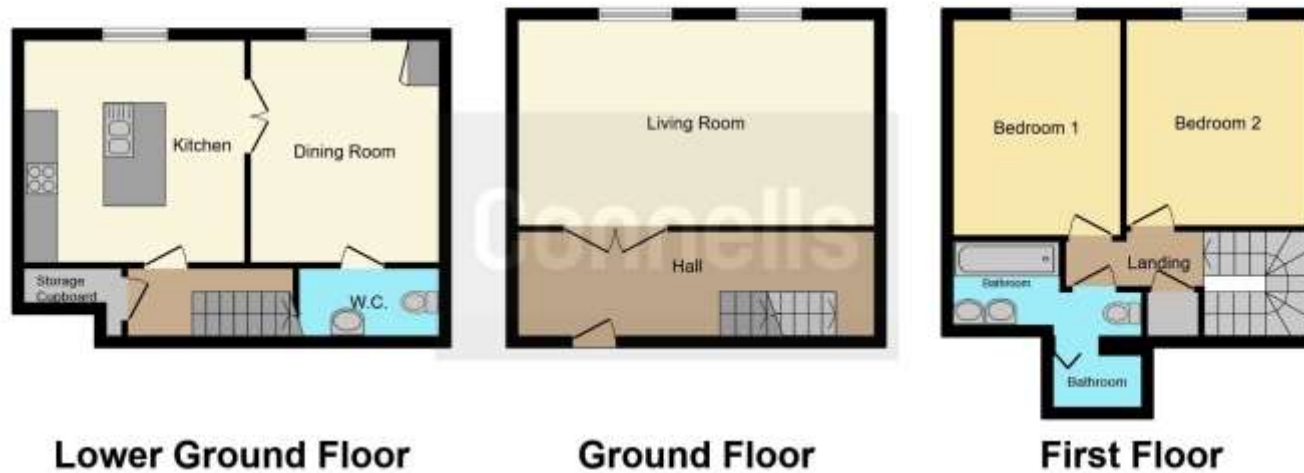
Ground Rent: £250 per annum

Service Charge: £2160 per annum









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/GBR310282

This is a Leasehold property with details as follows; Term of Lease 125 years from 19 Sep 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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