



The Elms, Grove Lane, Wishaw, Sutton Coldfield, B76 9PH

HOWKINS &
HARRISON



The Elms, Grove Lane,
Wishaw,
Sutton Coldfield, B76 9PH

Guide Price: £1,250,000

Dating back in parts to the 17th Century, a double fronted detached property in need of renovation, occupying a generous size plot of 1.08 acres. The property is approached via a double gated entrance leading to extensive parking and access to a detached garage and Grade II listed barn having excellent development potential (subject to planning permission) and an attached partly converted building with potential to provide a home office or annexe (subject to the usual approvals). There are delightful gardens backing onto open fields to the side and rear of the property and extensive gardens and a small woodland with separate double gated access from the lane.

Features

- Double fronted detached property
- Idyllic position with countryside views
- Development potential
- Separate Grade II listed barn
- Detached double garage
- Generous size plot 1.08 acres
- Partly converted building with annexe potential
- Excellent location for commuters



Location

The location is convenient for road, rail and air links, being within easy reach of the M42, M6 and M6 Toll as well as the A38 and A5. Sutton Coldfield station is 3.9 miles away and Birmingham International Station is 10 miles away providing a direct link to London (just 80 mins). Also Birmingham International Airport is just 10 miles away.

The nearby town of Sutton Coldfield provides an excellent choice of shops, restaurants and schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Nearby Mere Green provides a good selection of everyday shops and amenities.

Sutton Coldfield - 3.9 miles

Tamworth - 5.4 miles

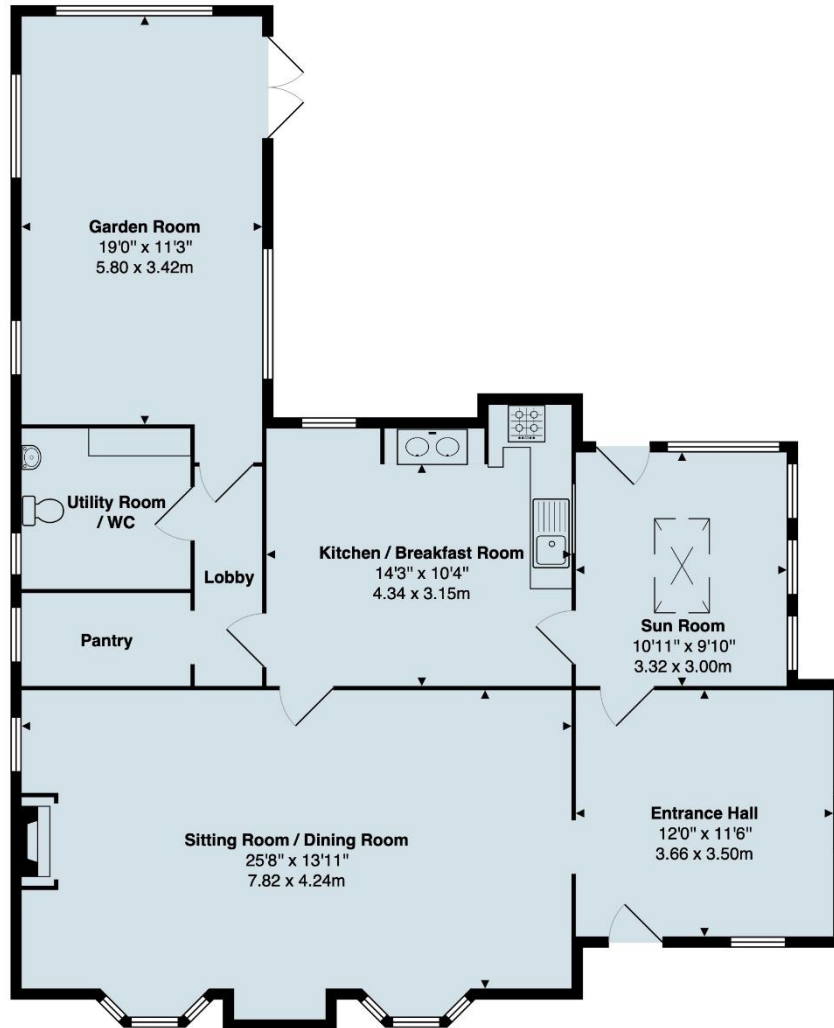


Accommodation Details – Ground Floor

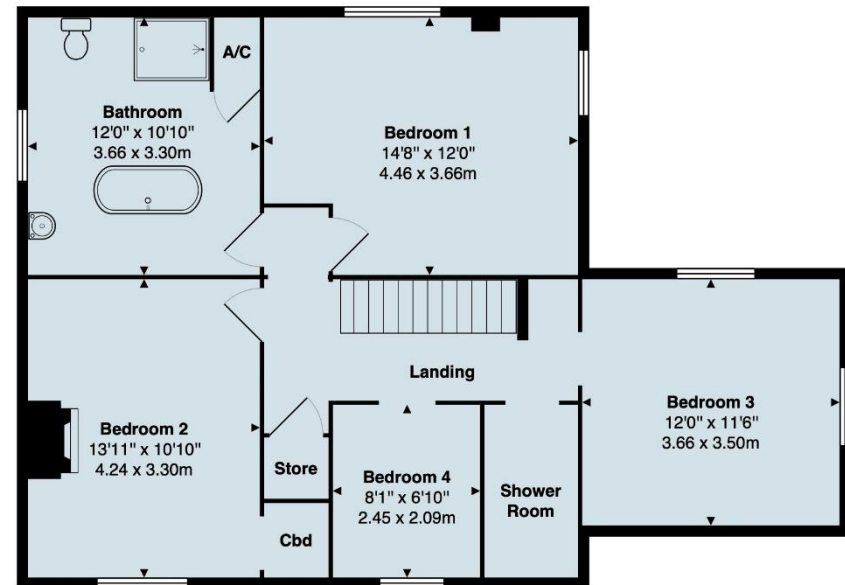
Entrance hall with double glazed window to side and front elevations, door leading through to a sun lounge with double glazed windows to the side and rear elevations, tiled flooring with underfloor heating, Apex skylight window and door to the rear garden. A further door leads into the kitchen/ breakfast room which has a range of base units, granite preparation surfaces, Belfast sink unit, fitted Aga, tiled flooring, access to a small pantry and a useful utility room/downstairs WC with wash hand basin door leading through to garden room, windows to side and rear elevations and views over the rear garden. There is a spacious sitting room/dining room having two bay windows to the front elevation and a feature fireplace with a log burner and open faced brick surround.

First Floor

The staircase rises from the sitting room to a first floor landing with doors leading off to:- four good size bedrooms and a family bathroom with roll top bat, shower cubicle with Matki glazed 1200 x 900 cubicle, pedestal wash hand basin, high flush WC and window to the side elevation.



Ground Floor
Area: 1157 ft² ... 107.5 m²



1st Floor
Area: 810 ft² ... 75.3 m²



Total Area: 1967 ft² ... 182.8 m²
All measurements are approximate and for display purposes only





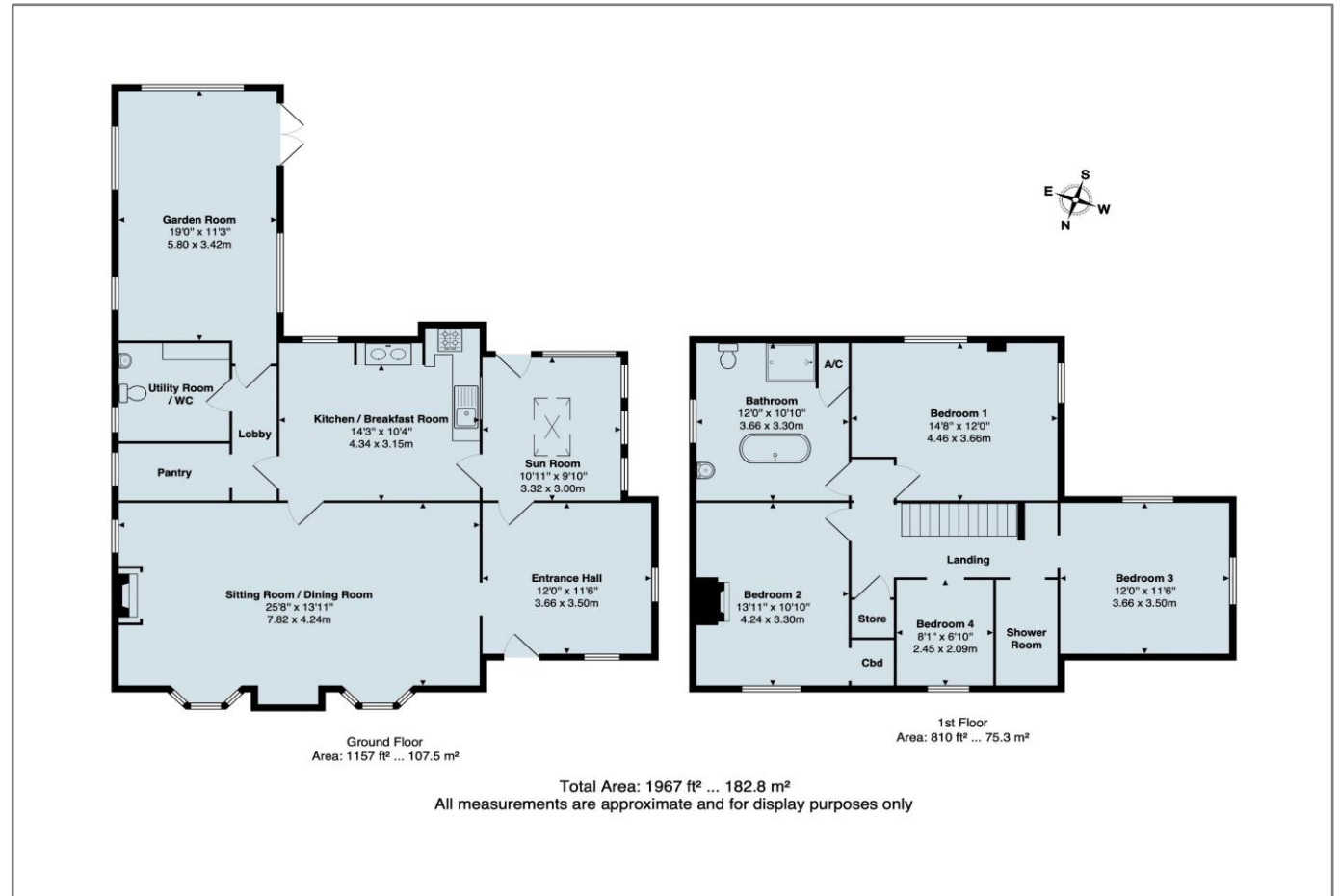






Outside, Gardens and Grounds

Externally the property is approached via a double gated entrance leading to a gravel driveway providing parking for several vehicles leading to several out-buildings including a detached garage formerly an old bake house. There is a Grade II listed barn presently used as a workshop with an attached outbuilding partly converted to provide home office/Annex. There are delightful south facing rear gardens and a paved patio backing onto open fields, mainly laid to lawn with mature borders. To the side of the property there are further extensive gardens and a small woodland and a large pond. There is separate double gated access from the lane.



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

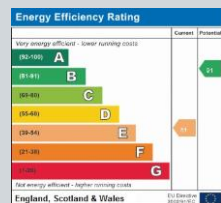
Local Authority

North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

Council Tax Banding

Band - F

Energy Rating



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

