



The Hay Barn, Bodymoor Green Farm, Coventry Road, Kingsbury, B78 2DZ

HOWKINS &  
HARRISON

The Hay Barn,  
Bodmoor Green Farm,  
Coventry Road, Kingsbury,  
Staffordshire, B78 2DZ

Guide Price: £399,500

A stunning barn conversion forming part of a small courtyard development. Situated within a semi-rural location having spacious open plan accommodation, totaling 1620sq ft. In brief the property comprises: - entrance hall, cloakroom WC, 22ft sitting room and an extremely spacious dining kitchen. To the first floor you will find three good size bedrooms, master with an en-suite shower room and finally a four-piece family bathroom. Externally there is a small courtyard garden and parking.

### Features

- Barn conversion
- Reception hall and cloakroom WC
- Sitting room with inglenook fireplace
- Open plan kitchen breakfast room/ dining room
- Three good size bedrooms and four-piece bathroom
- Main bedroom having en-suite facilities
- Convenient location for commuters
- Excellent amenities and facilities just a short distance



## Location

Situated in an extremely convenient position within commuting distance of Birmingham, Coventry and Leicester City Centres. The nearby towns of Sutton Coldfield and Tamworth offer an excellent range of everyday facilities to compliment the world class shopping and cultural facilities available in Birmingham whilst the Cathedral Town of Lichfield is only 10 miles distant. Coleshill, Tamworth and Birmingham International railway stations provide an excellent mainline service direct to London Euston (quickest service approx. 70 minutes). Also very conveniently situated adjacent to J6 of the M6 is Birmingham International Airport and the National Exhibition Centre (13 miles distant). The luxurious Champneys Springs Health Hydro is only 15 miles away and golf is available at the world-renowned Belfry Golf Course and Spa and Forest of Arden Golf Course. Sailing and other water sports are carried out at nearby Kingsbury Water Park.



## Accommodation Details - Ground Floor

The front door leads into the entrance hall which has tiled flooring and door leading off into a cloakroom WC. and door into the rear 'L' shaped dining/breakfast/kitchen. This room has multiple windows, a mix of tiled and engineered wood flooring, and the staircase rises to the first floor landing. The kitchen area comprises a range of floor standing units, wall cupboards, two built in ovens, integrated washing machine and dishwasher and wall mounted gas boiler. There is a matching chef Island incorporating a ceramic hob with extractor hood above and double opening doors lead through to the sitting room. Boasting an inglenook fireplace with fitted gas fire and triple opening doors to the front elevation and engineered wood flooring.

## First Floor

From the dining kitchen an oak staircase rises to the first-floor landing with study area, airing cupboard and sky light window. Doors then lead off to a large main bedroom with window to the front elevation and an ensuite shower room featuring a large shower and shower screen, low flush WC, vanity wash hand basin with wall mounted mirror and light above, built-in cupboard with lighting, window to side elevation, vaulted ceiling, exposed beams and skylight window. There are two further generous bedrooms serviced by the principal bathroom with roll top bath, mixer tap and shower attachment over, separate shower cubicle, vanity wash hand basin, low flush WC and vaulted ceiling.





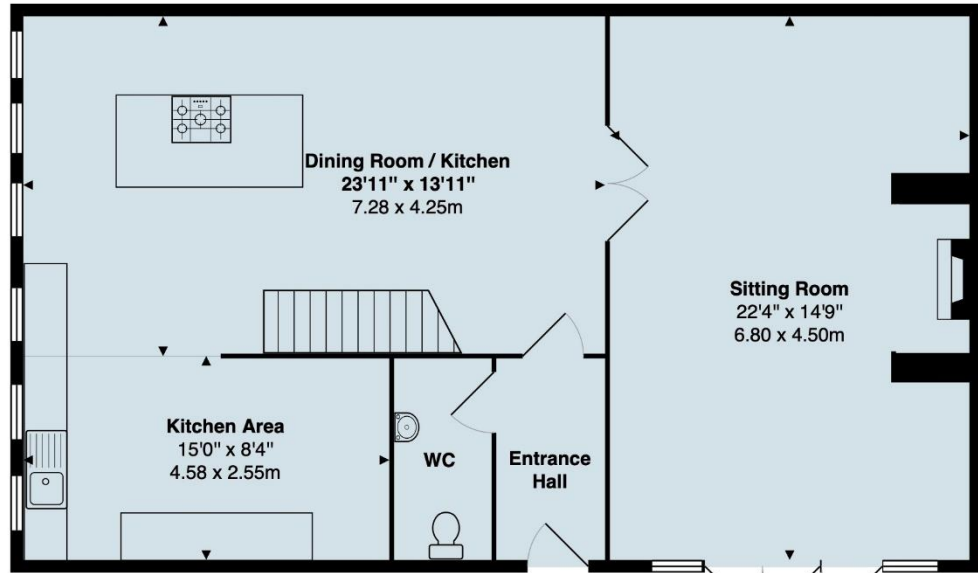
## Outside

The property has a small courtyard garden and designated parking for three vehicles plus overspill parking if required.

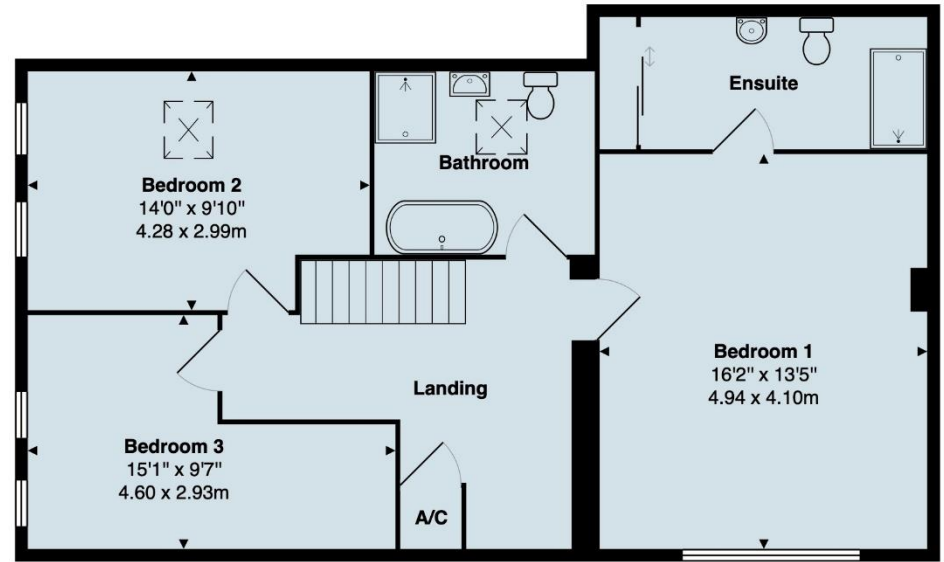


Viewing is highly recommended, this is a spacious bespoke courtyard dwelling in a convenient location for commuters and facilities.





Ground Floor  
Area: 867 ft<sup>2</sup> ... 80.5 m<sup>2</sup>



1st Floor  
Area: 754 ft<sup>2</sup> ... 70.0 m<sup>2</sup>

**Total Area: 1620 ft<sup>2</sup> ... 150.5 m<sup>2</sup>**  
All measurements are approximate and for display purposes only

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins and 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

TBC

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A	96   A	
81-91	B		
69-80	C		
55-68	D		67   D
39-54	E		
21-38	F		
1-20	G		



## Howkins & Harrison

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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.



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