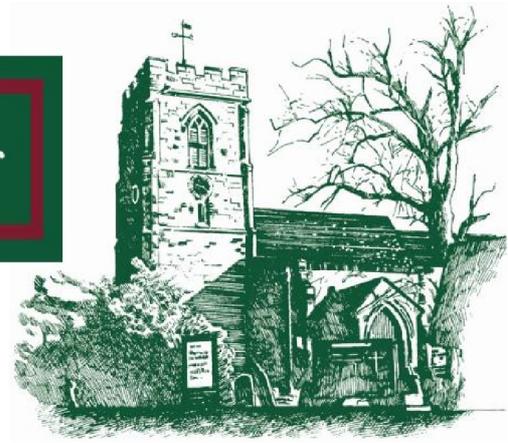


CHRIS FOSTER & Daughter

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1 The Red House, Hill Lane, Great Barr, B43 6BF Guide Price £339,950

A unique opportunity to acquire a stunning ground floor apartment set within this outstanding Grade II Listed Georgian Manor House conversion surrounding by Red House Park with impressive views and beautifully appointed accommodation retaining the charm and character that you would expect.

- * Gated Complex
- * Bright And Spacious
- * Contemporary High Quality Fittings
- * Many Period Features
- * Grand Communal Entrance
- * Reception Hall With Original Marble Fireplace
- * Superb Open Plan Living Space/Kitchen
- * 2 Double Bedrooms - Master En Suite
- * Shower Room
- * Secure Allocated Parking For 2 Vehicles
- * Private Well Kept Grounds
- * Communal Storage Facility
- * Gas Central Heating
- * Secondary Glazing

Council Tax Band C
Local Authority - Sandwell



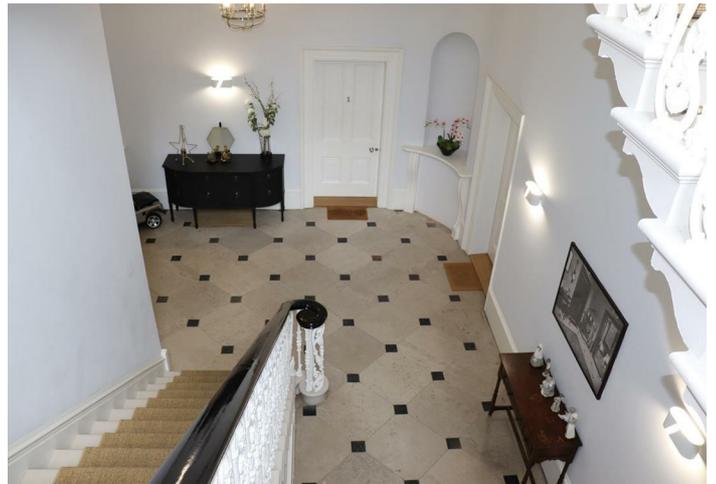
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Company Number: 11253248



1 The Red House Hill Lane, Great Barr



Communal Entrance Hall



Reception Hall



Open Plan Living Space/Luxury Kitchen

1 The Red House Hill Lane, Great Barr



Open Plan Living Space/Luxury Kitchen



Luxury Kitchen Area



Bedroom One



Bedroom One

1 The Red House Hill Lane, Great Barr



En Suite Bathroom



Bedroom Two



Luxury Shower Room



Communal Grounds



View Of Red House Park

1 The Red House Hill Lane, Great Barr



View From Apartment



Enclosed Garden



View From Apartment



Front Elevation

1 The Red House Hill Lane, Great Barr

An internal inspection is essential for the discerning purchaser to begin to fully appreciate this stunning ground floor apartment set within this outstanding Grade II Listed Georgian Manor House conversion surrounding by Red House Park. The Red House was originally built in 1841 by Robert Wellbeloved Scott, a former Member of Parliament for Walsall, and formed part of his 27 acre estate. Located on Hill Lane and set behind electric gates the complex is next door to lovely green space at Red House Park, this beautifully converted mansion building was part of a grade two listed refurbishment which includes eight apartments and six houses.

The property is located within easy reach of local amenities at 'Scott Arms' together with easy access to M6 and M5 motorway junctions, whilst Birmingham city centre is just 6 miles away. Excellent schools for children of all ages and frequent public transport services are close at hand.

The unique ground floor apartment is contemporary and modern in design, yet retains many original period features including beautiful high ceilings, fireplaces and fabulous large sash windows that flood the property with natural light. Having the additional benefit of secondary double glazing and gas central heating, the accommodation briefly comprises the following:

COMMUNAL ENTRANCE HALL

oozing grandeur with a stunning staircase leading to the upper floor and beautifully restored architraves.

RECEPTION HALL

entrance door, oak flooring, central heating radiator, ceiling spotlights, security intercom to main entrance, cloaks cupboard off and the main focal point being the original marble fireplace.

OPEN PLAN LIVING SPACE/LUXURY KITCHEN

6.32m x 5.59m (20'9 x 18'4)

two large feature secondary glazed sash windows to both rear and side elevations, feature fireplace, oak flooring, two ceiling light points and additional spotlighting, ornate ceiling coving, two modern vertical radiators, range of luxury fitted white gloss wall, base units and drawers, granite working surfaces with matching upstands and incorporating drainer and inset stainless steel sink, built in electric double oven and induction hob, integrated fridge/freezer and washing machine, breakfast bar, extractor fan and wall mounted central heating boiler housed in matching white gloss unit.

BEDROOM ONE

5.11m x 3.15m (16'9 x 10'4)

feature secondary glazed sash windows to both rear and side elevations, range of built in wardrobes, two ceiling light points, additional wall light point and two radiators.

EN SUITE BATHROOM

feature secondary glazed window to side elevation, 'Villeroy and Boch' fittings comprising panelled bath with tiled surround, vanity wash hand basin, wc, tiled floor, heated towel rail, ceiling spotlights and extractor fan.

BEDROOM TWO

3.89m x 3.43m (12'9 x 11'3)

feature secondary glazed sash window to rear elevation, radiator, ceiling light point and over head storage cupboard.

1 The Red House Hill Lane, Great Barr

LUXURY SHOWER ROOM

'Villeroy and Boch' fittings comprising tiled shower enclosure with overhead and hand held shower attachments, vanity wash hand basin, wc, tiled floor, heated towel rail, ceiling spotlights and extractor fan.

OUTSIDE

ALLOCATED PARKING FOR 2 VEHICLES

GATED GROUNDS

with communal gardens and direct access to Red House Park.

GENERAL INFORMATION

TENURE We understand the property is Leasehold with an unexpired term of 110 years subject to a Ground Rent of £250pa and current Service Charge of £163.39pcm.

SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

1 The Red House Hill Lane, Great Barr



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		