

# CHRIS FOSTER & Daughter

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## The Old Farmhouse 115 Chapel Lane, Great Barr, B43 7BA Guide Price £540,000

A superbly appointed semi detached character cottage set on an excellent sized plot in this highly sought after semi rural conservation area on the Great Barr/Walsall border enjoying views across surrounding greenbelt countryside.

\* Canopy Storm Porch \* Reception Hall \* Impressive Lounge \* Separate Dining Room \* Cellar  
\* Luxury Fitted Breakfast/Kitchen \* Snug/Study \* Utility \* Ground Floor Shower Room \* Three  
Good Sized Bedrooms \* Family Bathroom \* Garage & Off Road Parking \* Gas Central Heating  
System \* PVCu Double Glazing

Council Tax Band D  
Local Authority - Walsall



6-8 Beacon Buildings, Leighwood Road, Aldridge, WS9 8AA

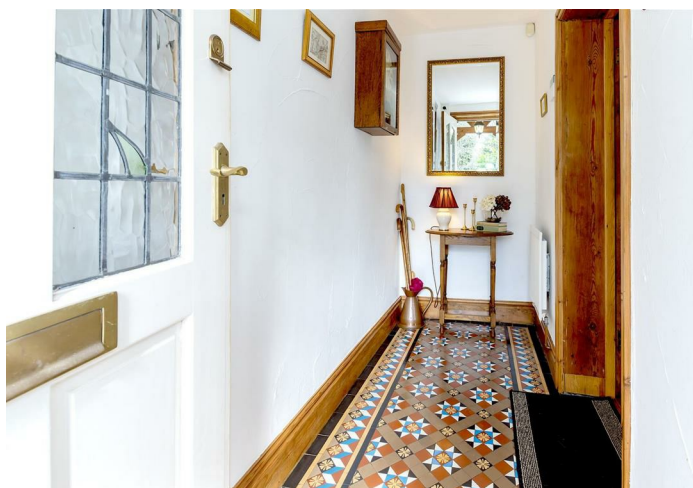
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Company Number: 11253248





# 115 Chapel Lane, Great Barr



Reception Hall



Lounge



Lounge



Dining Room



Dining Room



Farmhouse Breakfast/Kitchen



# 115 Chapel Lane, Great Barr



Farmhouse Breakfast/Kitchen



Snug/Study



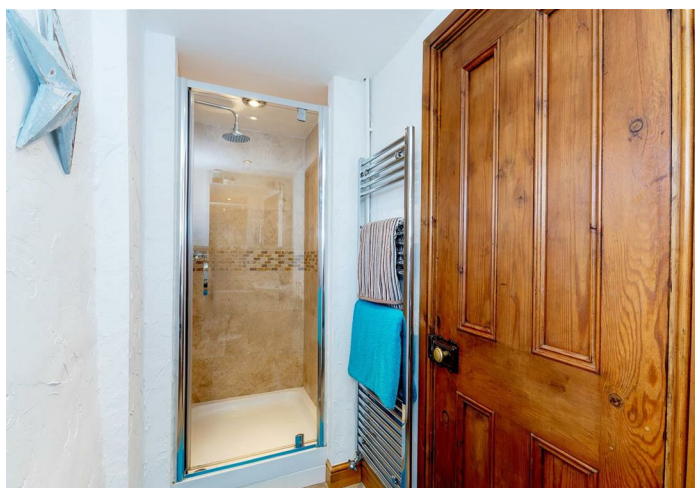
Utility



Ground Floor Shower Room



# 115 Chapel Lane, Great Barr



Ground Floor Shower Room



First Floor Landing



Bedroom One



Bedroom Two



# 115 Chapel Lane, Great Barr



Bedroom Three



Family Bathroom



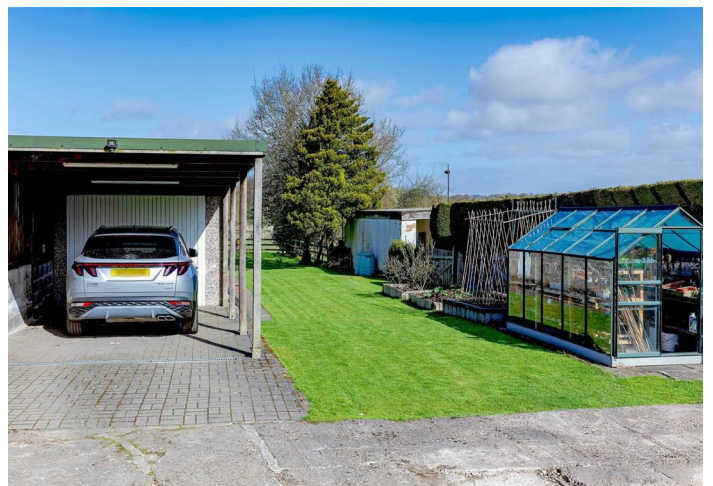
Rear Elevation



Rear Garden



Rear Garden



# 115 Chapel Lane, Great Barr

An internal inspection is essential for the discerning purchaser to fully appreciate this superbly appointed semi detached character cottage believed to originally date back to the 1720s. The particularly spacious and charming period property occupies a generous sized plot in this semi rural conservation area opposite St Margaret's Church on the Great Barr/Walsall border and enjoys open views across surrounding greenbelt countryside.

The property is within a short driving distance of the M6 motorway providing ease of access to all areas of the West Midlands conurbation whilst local shopping facilities can be found at Scott Arms, Walsall town centre and Aldridge. A good selection of schools for children of all ages are within easy reach.

The tastefully presented accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing briefly comprises the following:

## **OAK FRAMED STORM PORCH**

leading to:

## **RECEPTION HALL**

having entrance door, "Minton" tiled floor and central heating radiator.

## **IMPRESSIVE LOUNGE**

4.93m x 4.67m (16'2 x 15'4)

PVCu double glazed window to front elevation, feature rustic brick fireplace with wood burning stove, oak flooring, beams to ceiling, three wall light points and central heating radiator.

## **DINING ROOM**

4.95m x 4.04m (16'3 x 13'3)

PVCu double glazed, double opening doors leading to the rear gardens, feature corner rustic brick fireplace, oak flooring, beams to ceiling, two ceiling light points, two central heating radiators, open staircase leading to the first floor landing and access to:

## **CELLAR**

## **LUXURY FARMHOUSE STYLE BREAKFAST/KITCHEN**

5.84m x 3.84m (19'2 x 12'7)

PVCu double glazed window to the rear elevation, stable style door leading to the rear gardens, "Travertine" tiled floor, vaulted ceiling with two "Velux" windows, exposed beams, ceiling light point and additional ceiling spotlights, range of luxury fitted wall, base units and drawers, granite working surfaces incorporating drainer and "Belfast" style sink having mixer tap over, space for range style cooker with extractor canopy over, integrated dishwasher and fridge, wine rack and two central heating radiators.

## **SNUG/STUDY**

4.95m x 1.98m (16'3 x 6'6)

two PVCu double glazed windows to front elevation, feature rustic brick fireplace, central heating radiator, oak flooring, ceiling spotlights, two wall light points and access to storage loft.

## **UTILITY**

2.31m x 1.85m (7'7 x 6'1)

PVCu double glazed window to the side elevation, "Travertine" tiled floor, fitted base units, granite working surface with inset sink having mixer tap over, integrated fridge/freezer, space and plumbing for washing machine and tumble dryer, ceiling spotlights, wall mounted "Worcester" combination central heating boiler.

# 115 Chapel Lane, Great Barr

## GROUND FLOOR SHOWER ROOM

PVCu double glazed frosted window to side elevation, tiled shower enclosure with overhead shower, vanity wash hand basin with storage cupboard below, tiled floor, ceiling spotlights, extractor fan, chrome heated towel rail and electric shaver point.

## FIRST FLOOR LANDING

ceiling light point, wall light point and loft access.

## BEDROOM ONE

5.13m x 3.73m (16'10 x 12'3)

PVCu double glazed windows to the front and side elevations, ornamental cast iron fireplace, beam to ceiling, two ceiling light points and central heating radiator.

## BEDROOM TWO

4.32m x 2.21m (14'2 x 7'3)

PVCu double glazed windows to the rear and side elevations, fitted wardrobes with sliding mirrored doors, central heating radiator and ceiling light point.

## BEDROOM THREE

4.14m x 2.34m (13'7 x 7'8)

PVCu double glazed window to front elevation, central heating radiator and ceiling light point.

## MODERN BATHROOM

PVCu double glazed window to the rear elevation, free standing bath with side mixer tap and shower attachment fitted, pedestal wash hand basin, WC, central heating radiator/towel rail, ceiling spotlights and half timber panelled walls.

## OUTSIDE

### FORE GARDEN

having "Creteprint" frontage providing off road parking, brick boundary wall, shrubs, outside lighting and gated side access leading to:

### GOOD SIZED REAR GARDEN

"Creteprint" patio area, brick built bin store and additional storage, outside tap and lighting, shaped lawn with attractive borders, trees and shrubs, block paved pathway leads to additional patio area with summer house, gated rear access leads to additional concrete hard standing, block paved covered car port, security light, further lawned area with shrubs and trees and open aspect.

## LOG STORE

## WORKSHOP

3.28m x 2.90m (10'9 x 9'6)

with light and power.

## GARAGE

8.59m x 3.51m (28'2 x 11'6 )

with up and over door to front, door and window to side, light, power and log burner.

## GENERAL INFORMATION

We understand the property is Freehold with vacant possession upon completion.

SERVICES All main services are connected together with telephone point subject to the usual regulations.

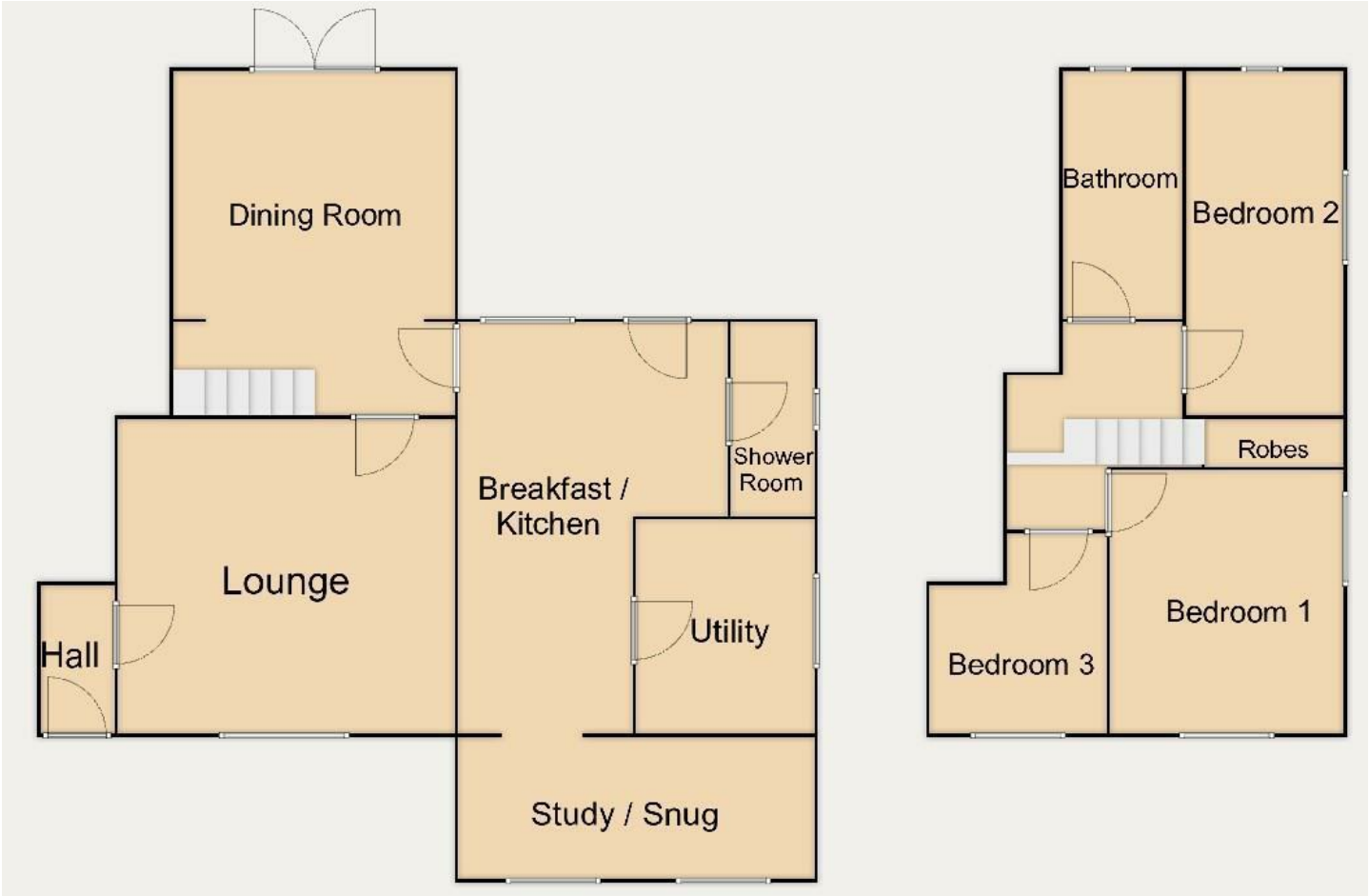
# **115 Chapel Lane, Great Barr**

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.



# 115 Chapel Lane, Great Barr



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

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