

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: www.chrisfoster.co.uk



97 Chapel Lane, Great Barr, B43 7BA Guide Price £465,000

A most attractive and individually designed, semi detached cottage and barn conversion combined to form a truly unique characterful property dating back to the early 1800's in this sought after semi rural conservation area on the Great Barr/Walsall border overlooking St Margarets church.

* Reception Hall * Impressive Lounge * Sitting Room/Study * Dining Room With Mezzanine Sitting Area Above * Fitted Breakfast/Kitchen * Utility * Ground Floor Shower Room * Guests Cloakroom * 4 Bedrooms * Bathroom * Garage and Off Road Parking * Attractive Enclosed Garden * Gas Central Heating * PVCu Double Glazing

Council Tax Band C
Local Authority - Walsall



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

Tele: 01922 45 44 04 E-mail: enquiries@chrisfoster.co.uk

Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248



97 Chapel Lane, Great Barr



Side Elevation



Lounge



Lounge



Sitting Room/Study



Utility



Dining Room

97 Chapel Lane, Great Barr



Dining Room



Mezzanine Sitting Room



Fitted Breakfast/Kitchen



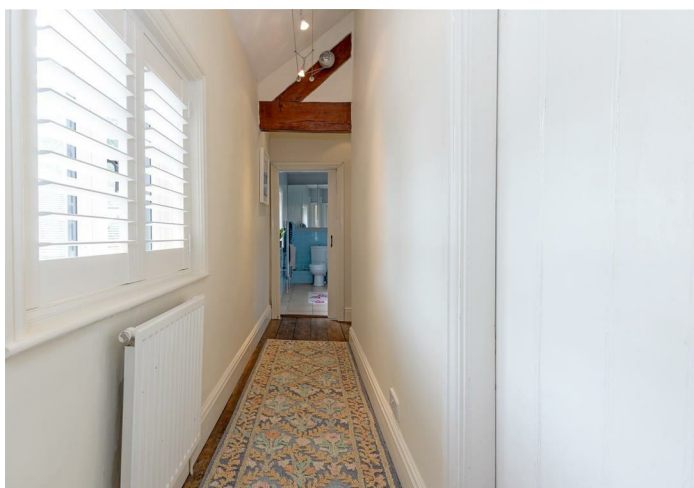
Fitted Breakfast/Kitchen



97 Chapel Lane, Great Barr



Ground Floor Shower Room



First Floor Landing



Bedroom One



Bedroom Two

97 Chapel Lane, Great Barr



Bathroom



Bedroom Three



Bedroom Four



Rear Garden



Rear Garden

97 Chapel Lane, Great Barr

An internal inspection is essential for the discerning purchaser to begin to fully appreciate this most attractive and individually designed semi detached cottage and barn conversion combined to form a truly unique characterful property dating back to the early 1800's in this sought after semi rural conservation area on the Great Barr/Walsall border overlooking St Margarets church. There is mention of the 'School House' cottage as early as 1831 and the adjoining barn was a trap house where carts were stored for the Great Barr Hall Estate.

The property is within a short driving distance of junction 7 of the M6 motorway providing ease of access to all areas of the West Midlands Conurbation whilst local shopping facilities can be found at the Scott Arms. A good selection of schools for children of all ages are within easy reach.

The particularly spacious accommodation enjoys the benefit of a gas central heating system, PVCu double glazing and briefly comprises of the following:

RECEPTION HALL

composite glass panelled entrance door with PVCu double glazed window to side, central heating radiator, two wall light points, ceiling coving and understairs storage cupboard off.

IMPRESSIVE LOUNGE

5.79m x 4.65m (19' x 15'3)

PVCu double glazed window to front elevation and PVCu double glazed double opening doors to rear both with fitted shutter blinds, feature two way fireplace with log burner shared with the dining room, two central heating radiators, ceiling light point and ornate ceiling coving.

SITTING ROOM/STUDY

3.73m x 3.58m (12'3 x 11'9)

PVCu double glazed window to side elevation with fitted shutter blinds, additional double glazed 'Velux' sky light window, laminate floor covering, feature fireplace, vertical central heating radiator and four ceiling light points.

UTILITY

2.44m x 2.16m (8' x 7'1)

PVCu double glazed window and stable style door leading to the enclosed gardens, working surface with inset stainless steel single drainer sink, fitted wall and base units, space and plumbing for washing machine, two ceiling light points, central heating radiator and quarry tiled floor.

GUEST CLOAKROOM

wc, ceiling light point, extractor fan and quarry tiled floor.

DINING ROOM

5.87m x 3.89m (19'3 x 12'9)

PVCu double glazed window with fitted shutter blinds and views across to St Margarets church, ceiling spot lights and two wall light points, two central heating radiators and feature spiral staircase leading to:

MEZZANINE SITTING AREA

4.06m x 3.38m (13'4 x 11'1)

double glazed 'Velux' sky light window, central heating radiator, two ceiling light points, exposed beams and wrought iron balustrade.

97 Chapel Lane, Great Barr

SPACIOUS FITTED BREAKFAST/KITCHEN

6.78m x 3.71m (22'3 x 12'2)

two PVCu double glazed windows with fitted shutter blinds and views across to St Margarets church, additional PVCu double glazed window and stable style door leading to the enclosed gardens, range of fitted wall, base units and drawers, working surfaces, inset single drainer sink unit with mixer tap over, built in electric oven, space and plumbing for dishwasher, space for fridge/freezer, central island incorporating breakfast bar and with inset five ring gas hob having extractor canopy over, range of ceiling spotlights, tiled floor, two central heating radiators and wall mounted 'Worcester' central heating boiler housed in matching unit.

REAR LOBBY

central heating radiator, tiled floor ceiling light point and spiral staircase leading to additional first floor accommodation.

GROUND FLOOR SHOWER ROOM

PVCu double glazed frosted window to side elevation, tiled shower enclosure, pedestal wash hand basin, wc, heated towel rail, tiled floor, extractor fan and ceiling spot lights.

FIRST FLOOR LANDIING

PVCu double glazed window with fitted shutter blinds to rear elevation, additional feature stained glass arched window, central heating radiator, ceiling spotlights and exposed beams.

BEDROOM ONE

3.61mx 3.18m (11'10x 10'5)

PVCu double glazed window to front elevation with fitted shutter blinds, built in wardrobe, central heating radiator, ceiling light point, high level storage cupboard and exposed beams.

BEDROOM TWO

3.38m x 2.77m (11'1 x 9'1)

PVCu double glazed window to front elevation with fitted shutter blinds, built in wardrobe, central heating radiator, ceiling light point, ornamental cast iron fireplace and exposed beams.

BATHROOM

PVCu double glazed window to rear elevation, panelled bath with shower over and shower screen fitted, pedestal wash hand basin, wc, chrome heated towel rail, ceiling spot lights, tiled floor and half tiled walls.

BEDROOM THREE

6.40m x 3.58m (21' x 11'9)

two double glazed 'Velux' sky light windows, two central heating radiators and two ceiling light points.

BEDROOM FOUR

3.38m x 2.24m (11'1 x 7'4)

approached via the Mezzanine sitting area and having double glazed 'Velux' sky light window, central heating radiator, ceiling light point and exposed beams.

OUTSIDE

FORE GARDEN

gated access, walled blue brick frontage and path and shrubs.

97 Chapel Lane, Great Barr

ENCLOSED REAR GARDEN

a walled garden being mainly paved with attractive shrubbed areas and borders, raised beds, Pergola, outside lighting and tap.

GARAGE AND OFF ROAD PARKING

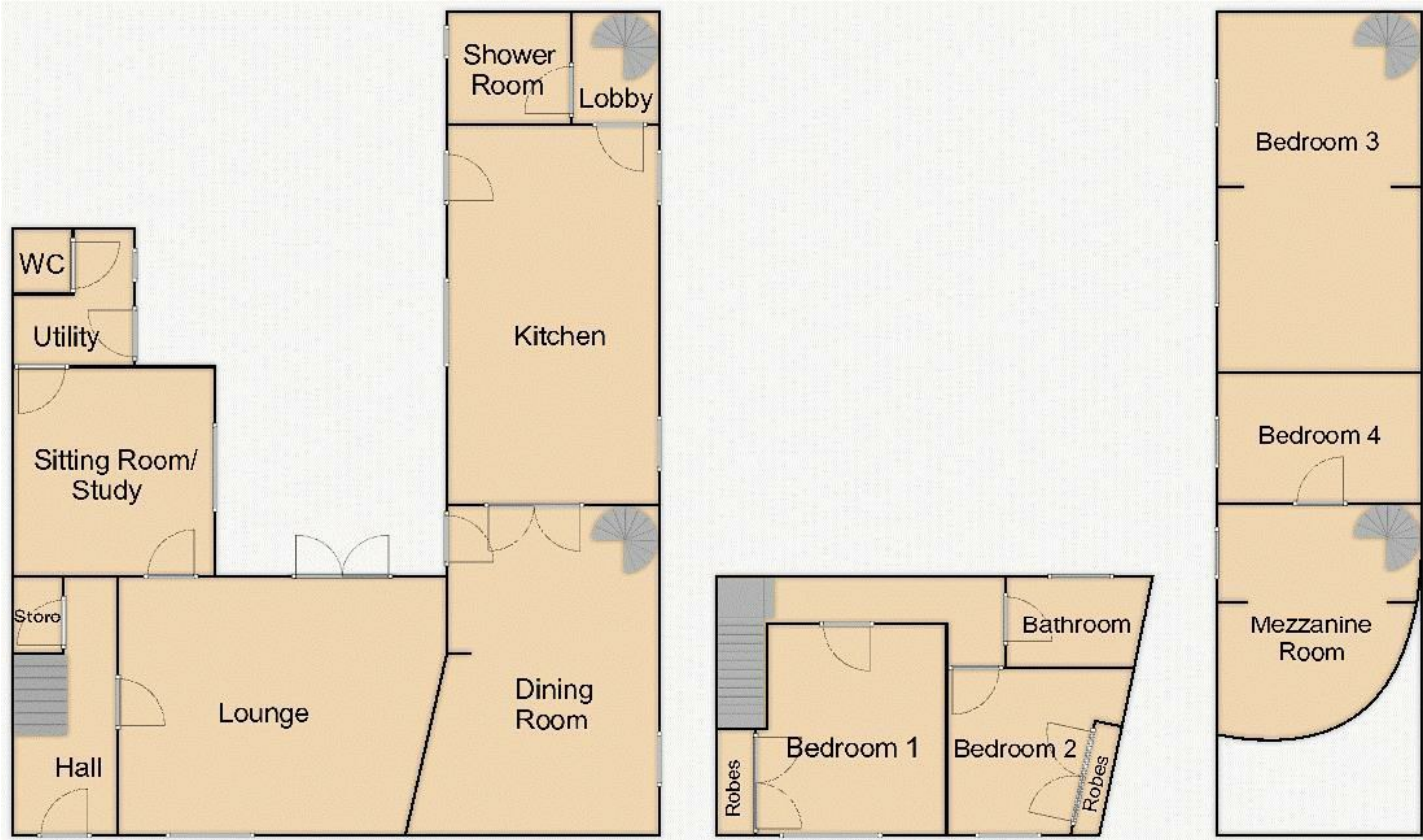
GENERAL INFORMATION

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. 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.

97 Chapel Lane, Great Barr



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(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		