



A little bit country, a little bit contemporary, and a whole lot of charm – Life at Lamb Farm Barns might just steal your heart.

A beautifully converted space with bags of character and a few surprises tucked around every corner. Step into the inviting and beautiful entrance hall, where you'll find a surprisingly stylish yet practical laundry room and a handy downstairs WC.

The open-plan living, dining, and kitchen area serves as the heart of the home—spacious, inviting, and perfectly suited to occasions ranging from peaceful evenings to lively dinner gatherings. The kitchen is elegantly designed with a contemporary aesthetic, complete with integrated appliances and a wine cooler.

There is a convenient under the stairs storage, and ascending the beautifully crafted wooden staircase, one arrives at a vaulted landing that evokes the ambiance of a boutique hotel rather than a traditional barn conversion. This area benefits from extensive storage, including a generously sized cupboard—ideal for keeping belongings neatly concealed and out of sight.

You'll find two generous double bedrooms, with Bedroom 1 boasting bespoke Sharps built-in wardrobes – chic, clever, and clutter-busting. The bathroom is fresh, modern, and ready for bubble baths.

Outside, the rear garden is private.

The nearby Mere Green shopping centre provides a comprehensive range of amenities. The area is well served by outstanding schools, as rated by Ofsted. Regular public transport services provide convenient access to Sutton Coldfield and Birmingham. Four Oaks railway station just a short distance away, ensures easy connections for those commuting to both Birmingham and Lichfield city centres.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737
or via Fouroaks@paulcarrestateagents.co.uk



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Hall

Open Plan Living/Dining/Kitchen
6.53m (21'5") x 5.44m (17'10") max

Utility
2.44m (8') x 1.52m (5')

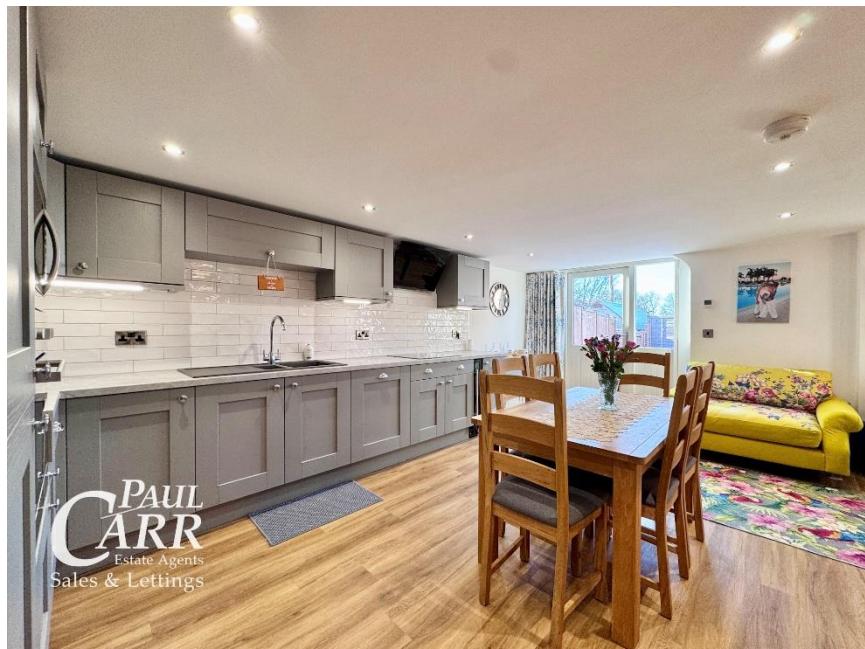
WC

Landing

Bedroom 1
3.23m (10'7") x 2.96m (9'9")

Bedroom 2
3.20m (10'6") x 2.97m (9'9")

Bathroom



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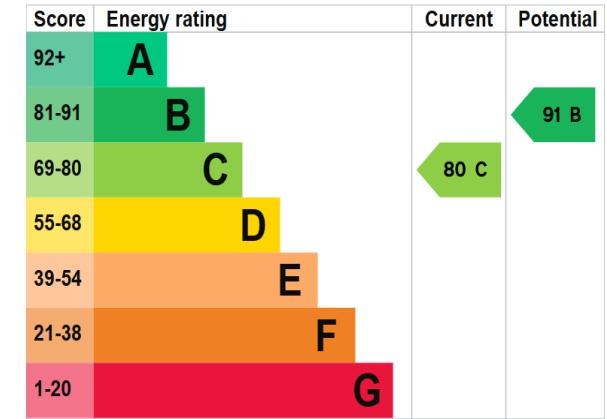


Floor Plan

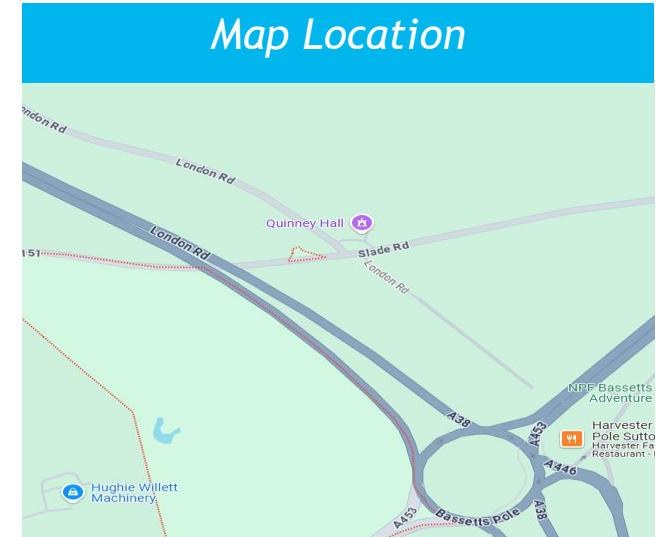
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating



Map Location



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Agent's Note:

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Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.