



The Red House, Hill Lane, Great Barr
Birmingham, B43 6BF

Offers in Excess of £280,000

Great Barr

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This imposing Georgian style country house has been faithfully restored and is set within the grounds of 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.

With its own external front door, this two bedroom duplex apartment offers contemporary interiors throughout and features wonderfully high ceilings and period features throughout the communal areas and apartment itself. Oozing grandeur the lobby entrance features a beautiful reception area with a fabulous staircase, lovely restored architraves and doors leading through to the internal apartment entrance.

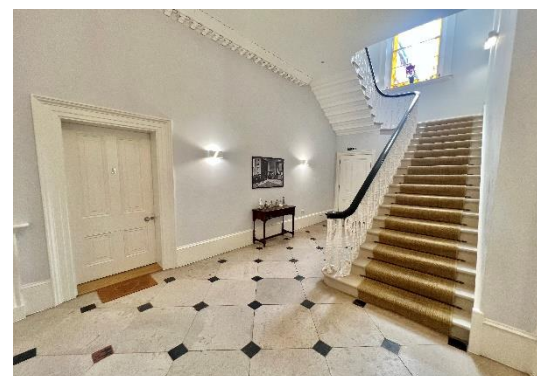
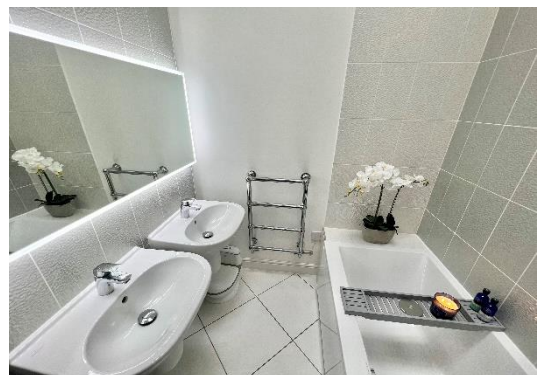
Upon entry you are welcomed into a lovely entrance hall giving access through double doors into a lounge area and stairs leading down to the lower ground level. Downstairs you are presented with a white quartz kitchen fitted with suitable appliances such as an electric hob and oven, butlers sink and built in fridge and freezer.

Completing the lower ground level is a dining room perfect for entertainment and doors off to a downstairs W.C.

The first floor living accommodation offers two great sized double bedrooms and an immaculately presented bathroom which consists of a bath, a dual vanity sink, shower cubicle and a W.C all finished in a neutral white décor.

Viewing is highly recommended to appreciate this one of a kind home.





Property Specification

STUNNING TWO BEDROOM DUPLEX APARTMENT
CONTEMPORARY FIXTURES & FITTINGS
PRIVATE FRONT & REAR GARDENS
GATED COMPLEX NEXT TO RED HOUSE PARK
SECURE PRIVATE PARKING

Entrance Hall

6' 7" x 20' 0" (2m x 6.1m)

Lounge

20' 0" x 11' 6" (6.1m x 3.5m)

Kitchen

13' 9" x 15' 0" (4.2m x 4.57m)

Dining Room

11' 9" x 13' 5" (3.57m x 4.1m)

W.C

5' 11" x 4' 7" (1.8m x 1.4m)

Bedroom One

10' 2" x 13' 1" (3.1m x 4m)

Bedroom Two

10' 10" x 12' 2" (3.3m x 3.7m)

Bathroom

12' 6" x 5' 11" (3.8m x 1.8m)

Agent's Note:

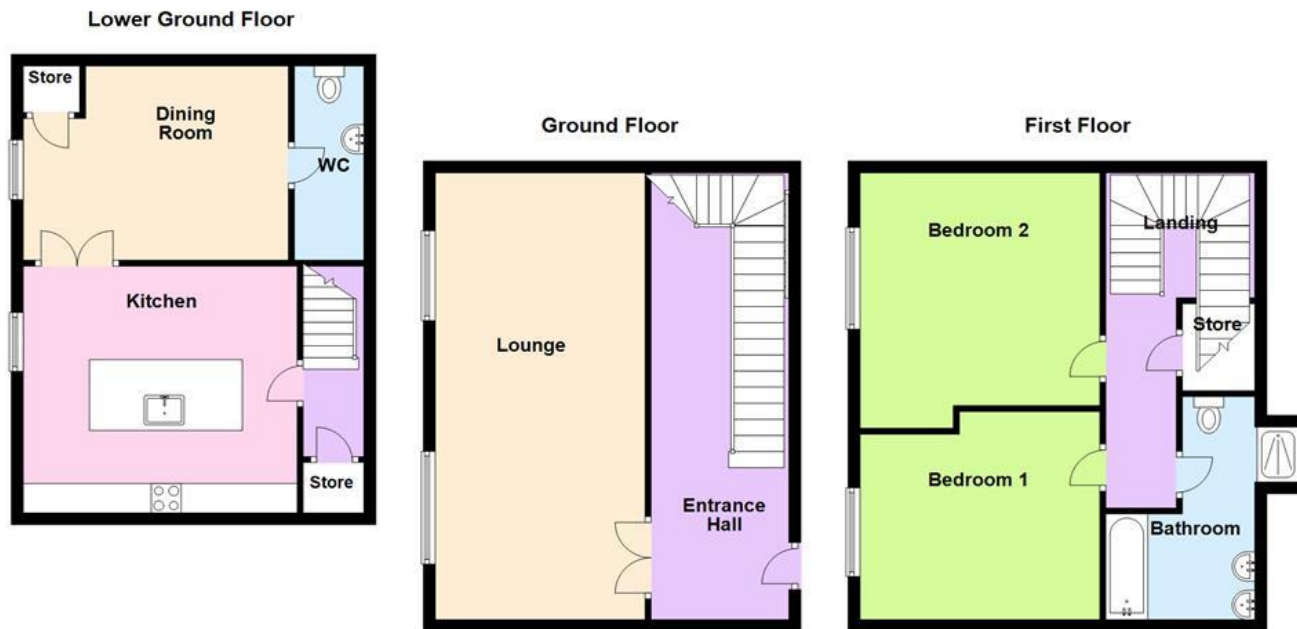
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market:

Viewer's Note:

Services connected: mains electricity, gas, water and drainage
Council tax band: D
Tenure: 120 years remaining
Ground Rent: £250 per annum
Service Charge: 2160 per annum

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

