



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

£290,000

Great Barr

£290,000



2 The Red House, Hill Lane, Great Barr Paul Carr Estate Agents presents a unique opportunity to own a truly stunning duplex apartment within the iconic Grade II listed "Red House", ideally situated in one of Great Barr's most desirable and well-connected locations

Location Positioned on Hill Lane, this impressive home enjoys a prime setting by well-regarded schools and sits on the doorstep of Red House Park, offering beautiful walking routes and green scenery. The property also provides easy access to Birmingham City Centre, with convenient transport links and nearby motorway access (M6, M5) – perfect for commuters seeking style and practicality.

Externally Set within a grand period building, The Red House showcases timeless Georgian architecture with its elegant façade and stately entrance. The apartment benefits from: • Private sunken courtyard, ideal for outdoor dining or relaxing with garden furniture. • Communal garden space set within beautifully maintained grounds. • Gated and allocated parking, providing both security and convenience.

Internally Lower Ground Floor A beautifully designed kitchen-diner featuring: • Contemporary finishes with ambient lighting options. • Integrated Smeg appliances and generous countertop space. • Two intercom systems for security and convenience. • Bedroom two of excellent proportions, complete with dressing area. • A stunning family bathroom, finished to a high standard with: o Freestanding bathtub, LED illuminated mirror, and sleek fixtures. o Modern part-tiled design with a lower-level WC. • A built-in store area running the full length of the bathroom, cleverly incorporating a utility space discreetly tucked behind the bathroom.

Ground Floor The living room is a true feature of this home – showcasing: • Elevated ceilings enhancing the sense of space and grandeur. • Lengthy sash windows flooding the room with natural light. • A sprinkler system for fire safety and further mood lighting options. • Access to the main grand entrance of the Red House.

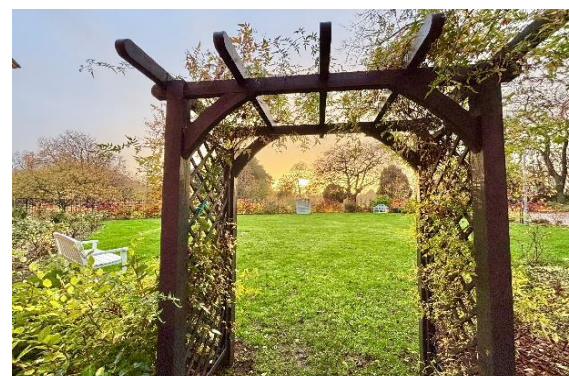
First Floor The principal bedroom suite offers a peaceful retreat with: • Elevated ceilings, echoing the property's period charm. • A modern en-suite bathroom with stylish contemporary fittings. **Summary** This exceptional duplex apartment seamlessly blends historic character with modern luxury, set within one of Great Barr's most admired landmark buildings. Perfect for professionals, couples, or downsizers seeking something truly special with space, security, and sophistication.

Early Viewing is highly recommended to appreciate the charm and individuality of this remarkable home.



Property Specification

GRADE A LISTING
MODERN INTERIORS
WELL CONNECTED AREA
HIGH CEILINGS
AMBIENT LIGHTING



Kitchen/Dining Room
29' 11" x 10' 11" (9.13m x 3.34m)

Bathroom
11' 6" x 7' 8" (3.51m x 2.34m)

Bedroom 2
16' 2" x 15' 4" (4.92m x 4.67m)

Dressing Area
6' 5" x 4' 3" (1.95m x 1.30m)

Living Room
15' 5" x 17' 6" (4.7m x 5.34m)

Bedroom 1
12' 7" x 17' 9" (3.84m x 5.40m)

En-suite
10' 0" x 4' 2" (3.04m x 1.28m)

Agent's Note:

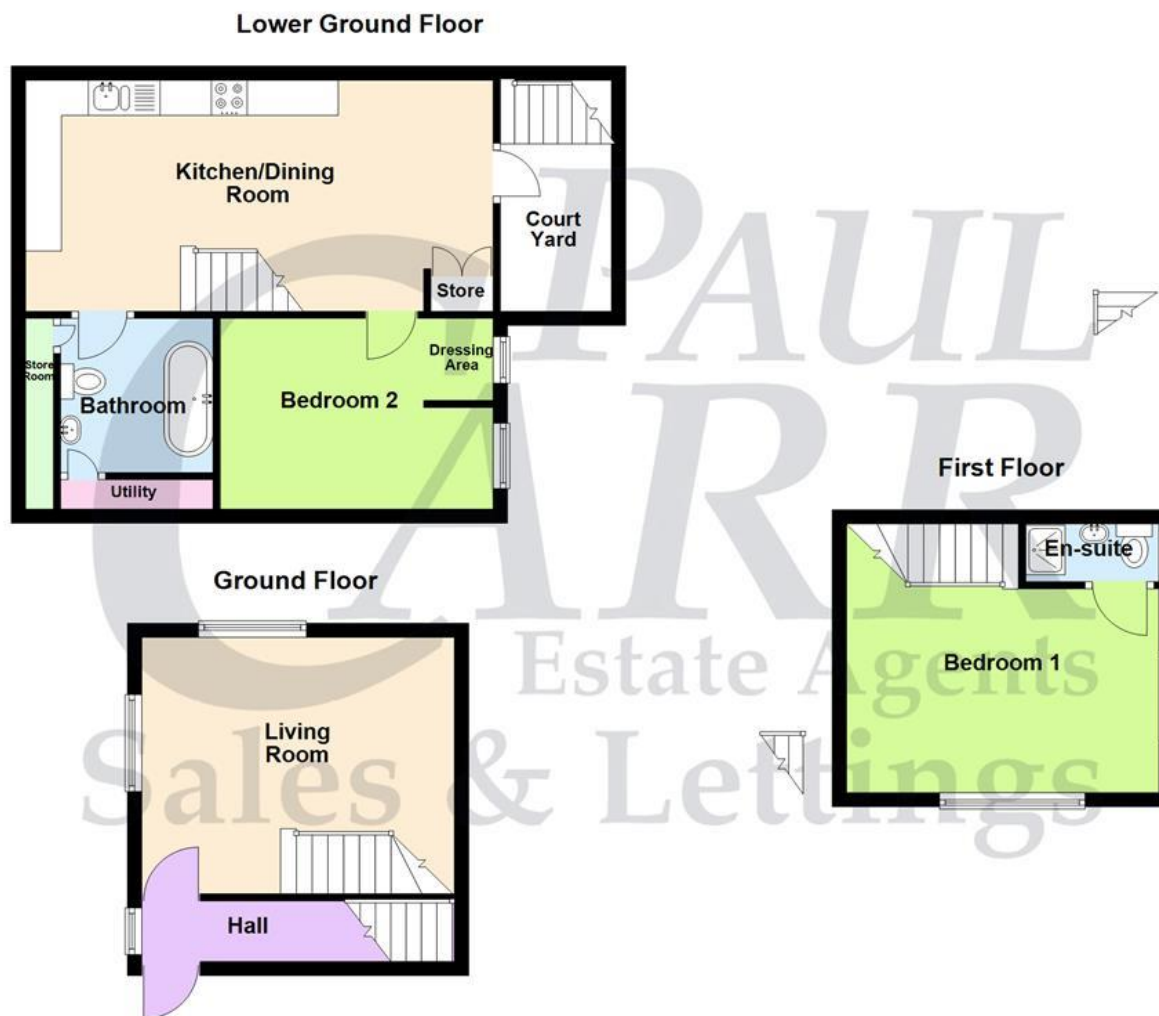
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Came on the market:

Viewer's Note:

Services connected: mains electricity, gas, water and drainage
Council tax band: D
Tenure: Leasehold 125 year lease - 115 years remaining
Ground Rent: £250 per annum
Service Charge: £280.31 per month

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

