

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Two double bedrooms
- Attractive barn conversion
- Well appointed white bathroom
- Open plan lounge
- Comprehensively fitted kitchen/diner
- Utility/laundry room
- Guests wc
- Enclosed rear garden
- Sought after location
- No upward chain



SLADE ROAD, CANWELL, B75 5SJ - OFFERS AROUND £425,000

Finished to an exacting specification, this delightful, superbly presented and much improved, charming barn conversion, is set in this sought after location. Messrs Felton & Son converted the farm shop approximately four years ago, offering a charming, exclusive, rural development, just a short stroll from Mere Green, where there is a host of shops, restaurants and other amenities. Having access to the Cross City rail line, the property briefly comprises reception hall, utility room, guests wc, substantial open plan lounge with kitchen/diner and rear garden. To the first floor there are two double bedrooms and a well appointed bathroom. To fully appreciate the character and accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a shared courtyard having brick paved and allocated parking spaces, access to the accommodation is gained via:

RECEPTION HALL: Multi-locking door with double glazed inset, wood effect flooring, rustic brick effect archway, additional feature wall, wood effect flooring with under floor heating.

UTILITY: Double glazed window to front, double sink/drainers unit set into box edged work surfaces, there is a range of fitted units to both base and wall level, white brick tiled splash backs, plumbing for washing machine, under floor heating.

GUESTS WC: Low level wc, wash hand basin with vanity unit, tiled splash backs, display/storage shelf, tiled floor with under floor heating.

OPEN PLAN LOUNGE/KITCHEN/DINER: 21'4" x 17'10" Two double glazed windows to rear, double glazed door to rear, one and a half bowl sink/drainers unit inset into box edged work surfaces, there is a range of fitted units to both base and wall level, complementary tiled splash backs, eye level integrated microwave with oven below, four ring induction hob with extractor canopy over, integrated fridge/freezer & dishwasher, wine chiller, wood effect flooring with under floor heating, leading to dining area having space for table & chairs, further lounge area with under stairs storage, oak effect staircase to first floor, double built-in wardrobe/storage cupboard, exposed beams, radiator.

BEDROOM ONE: 10'9" x 9'10" Double glazed window to rear, two double built-in Sharps fitted wardrobes, exposed beam, radiator.

BEDROOM TWO: 10'4" x 9'8" Double glazed window to rear, exposed beams, radiator.

BATHROOM: 7' x 6'4" White suite comprising bath with shower over and glazed screen with twin shower sprays, tiled splash backs, wall hung wash hand basin with vanity unit below, low level wc, display/storage ledge, tiled floor, chrome ladder style radiator.

GARDEN: Block paved patio area leading to lawn with pebbled borders to one side.



TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

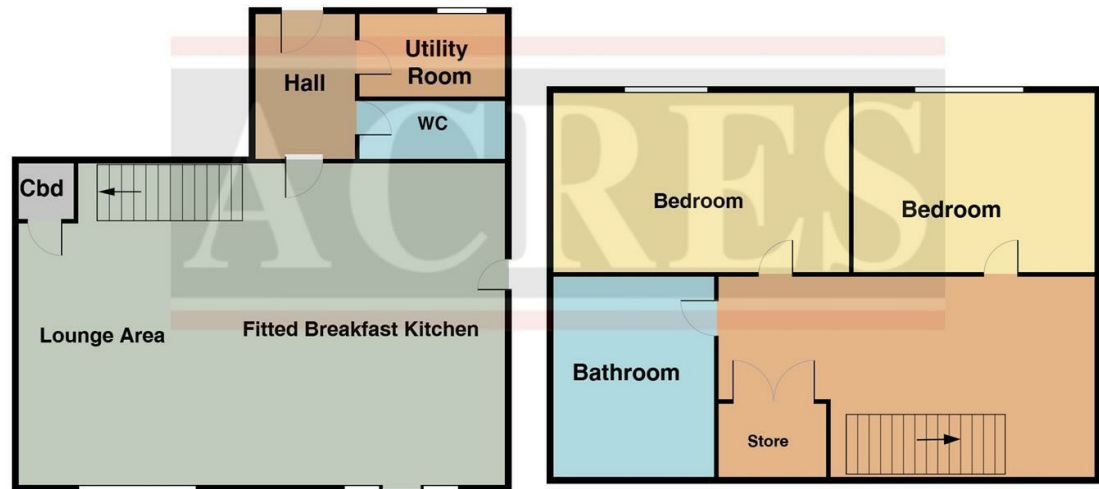
COUNCIL TAX : D

VIEWING: Highly recommended via Acres on 0121 323 3088

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



Lamb Farm Barns, Slade Road, Canwell



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.