



2, YEW TREE COTTAGES, WALMLEY ASH LANE, B76 2AA

PRICE GUIDE—£725,000

Whether you're an admirer of architectural beauty or someone who appreciates the tranquillity of a semi-rural lifestyle, an exciting and rare opportunity presents itself within this 1 of 2, uniquely built semi-detached period cottage on the border of Walmley and Minworth, retaining many of its original, characterful features. Modern and contemporary décor together with fine craftsmanship encompasses the home of which rests upon a secluded and extensive plot overlooking fields to the side and rear, a Victorian extension further compliments the original build.

Upon entering, one is immediately transported back in time, surrounded by the intricate details and timeless elegance that define this extraordinary property. The original features, meticulously preserved over the years, showcase the artisanal skill of a bygone generation. From ornate exposed beam work to low door frames, each element tells a story of a grand past, providing a unique backdrop for contemporary living.

The historical significance of this property adds a layer of prestige and charm that sets it apart. Every room exudes a sense of nostalgia, creating a living experience that seamlessly merges the allure of the past with the comforts of the present. Immerse yourself in the ambiance of a bygone era, where the echoes of history resonate in every corner, making this residence a true masterpiece for those who appreciate the artistry of yesteryears.

The local area benefits from a plethora of essential shopping amenities and facilities, and is walking distance to Asda Minworth. Excellent educational opportunities for all ages are also presented with readily available bus services being obtainable on Walmley Ash Road. Commuter links are in abundance and provide ease of access to surrounding towns and cities.

Four well proportioned bedrooms, a family bathroom, downstairs shower room, attractive lounge, impressive dual aspect dining room with coal burning fire, kitchen and utility make up the current accommodation and offer opportunity for extension and conversion (subject to the necessary planning permissions).



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Having incredible scope for extension through the current build, its garden offerings and also the separate drive that currently plays host to the owners caravan, opportunity is vast and certainly open to a prospective purchasers imagination.

PORCH: Brick-built, having wooden fascias and glazed panels fitted, parquet flooring and internal, leaded, obscure glazed door opens into:

HALL: Access is given to lounge and dining room, radiator, stairs off to first floor

ATTRACTIVE FAMILY LOUNGE: 14'4 x 12'2: PVC double glazed sash windows to fore, electric fire with potential for an open stove fire, wooden beams and wood flooring, radiator, access back into hall

DINING ROOM: 15'1 x 11'11 (max): PVC double glazed sash windows to fore, bay French doors opening to side patio, coal open fire set on a tiled hearth having matching surround and mantel over, original hard floor, radiator, access is given back into hall and an internal wooden door opens into:

FITTED KITCHEN: 12'5 x 7'7: PVC double glazed sash windows to rear and to side, matching wall and base units with recesses for fridge and free-standing electric oven, integrated dishwasher, roll-edged work surfaces with stainless steel sink drainer unit, luxury vinyl tiles and tiled flooring, radiators, door back to dining room and access is given into:

UTILITY: 11'7 x 7'3 (max): PVC double glazed sash window to rear, having door to side, space for dryer and fridge / freezer, further under-stairs storage for fridge, tiled floors and access is given into:

SHOWER ROOM: PVC double glazed sash window to rear, suite comprising shower cubicle with glazed bi-folding door, glass floret Padova wash hand basin and low level WC, towel radiator and panelled splashbacks

STAIRS & LANDING: PVC double glazed sash windows to rear, doors radiate to four bedrooms and a family bathroom



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.





BEDROOM ONE: 12'9 x 11'3: PVC double glazed sash window to side, radiator and door to landing

BEDROOM TWO: 12'4 x 8'10: PVC double glazed sash window to fore, access to cupboard space, period style fire with opportunity for open fire, door to landing

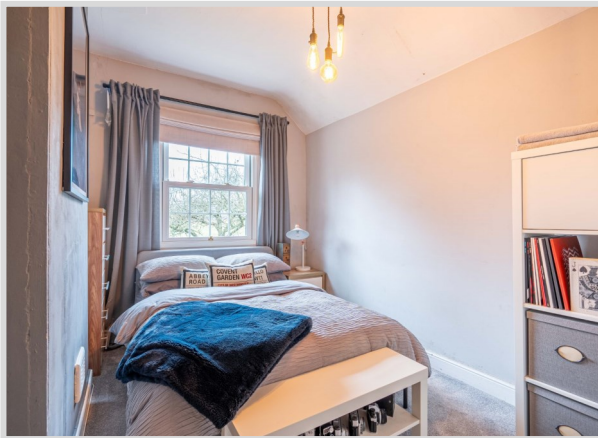
BEDROOM THREE: 12'8 x 8'6: PVC double glazed sash window to side, radiator and door to landing

BEDROOM FOUR: 12'3 x 8'11 (max): PVC double glazed sash window to fore, radiator and door to landing

FAMILY BATHROOM: PVC double glazed sash window to rear, suite comprising bath, low level WC and vanity wash hand basin, tiled splashbacks and door to landing

LOFT SPACE: Having the opportunity for conversion (STPP), offering excellent space for a true master bedroom

REAR GARDEN: Paved patio leads from dining room and utility and gives access to lawn, mature conifers line the perimeters; access is given into a brick-built coal shed with opportunity for conversion to a home office/gym (stpp), a gravel drive to fore and side with multiple entertainment areas scattered throughout the exterior.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



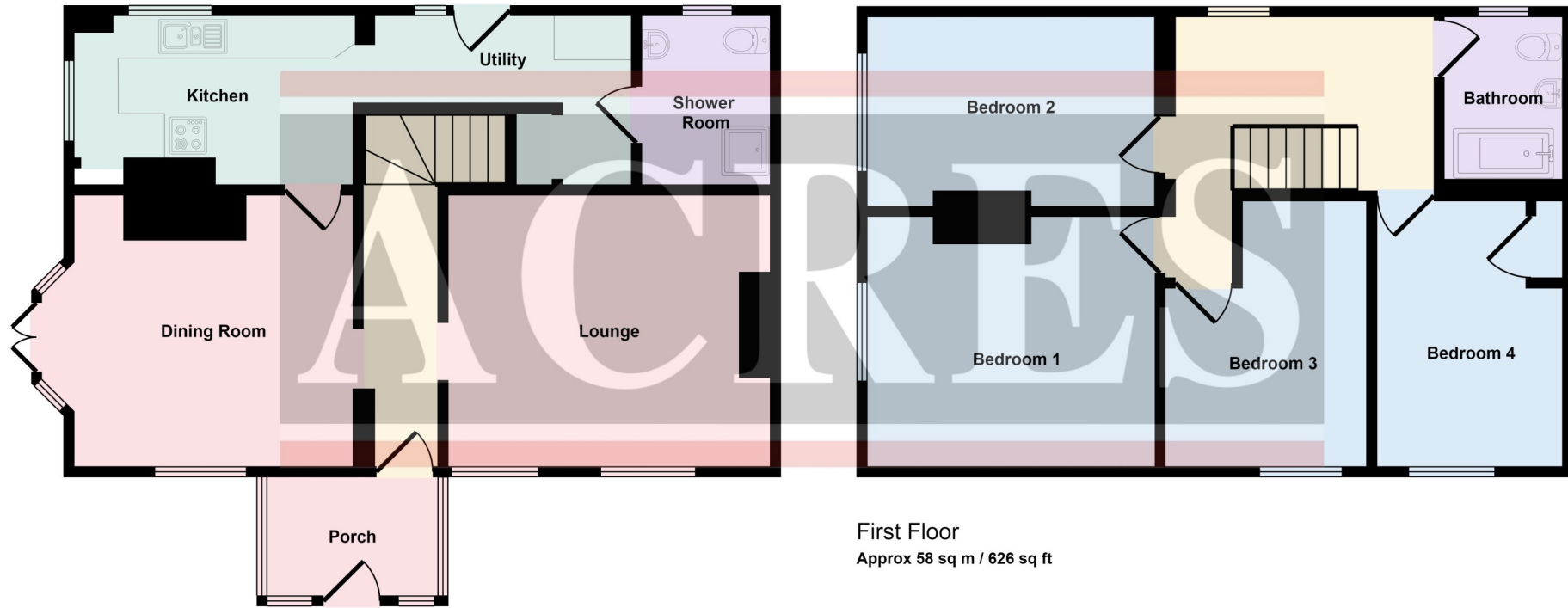
Council Tax Band: D



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.

Approx Gross Internal Area
120 sq m / 1292 sq ft



Ground Floor
Approx 62 sq m / 666 sq ft

First Floor
Approx 58 sq m / 626 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.