



Ansley Hall  
Coleshill Road  
£325,000

\*\*\* WOW! THIS ONE IS SPECIAL - BEAUTIFUL BARN CONVERSION - SMALL GATED COMMUNITY \*\*\*. For sale with MARK WEBSTER estate agents is this grade II listed property briefly comprising: Lounge, kitchen/diner, two bedrooms, bathroom, rear garden, garage, parking and communal gardens. Viewing is essential.



## LOUNGE

**17' 10" x 14' 1" maximum (5.44m x 4.29m)**

(11' 7" minimum width) Double glazed window to front aspect, ceramic flagstone floor, double panelled radiator, multi-fuel 'AGA' burner, stable door giving access to the rear garden and a further door to...

## KITCHEN/DINER

**19' 8" x 12' 2" maximum (5.99m x 3.71m)**

(14' 3" x 7' 4" minimum) Double glazed windows to front and rear aspects, door to a useful storage cupboard, ceramic flagstone floor, double panelled radiator, a range of base and eye level units, roll edge work surfaces, composite style sink, integrated 'Neff' electric single oven, 'Neff' induction hob with 'Neff' extractor over, integrated 'Neff' dishwasher, space for a fridge/freezer and two further appliance spaces.

## LANDING

Having beautiful character features with a wealth of exposed beams and doors leading off to...

## BEDROOM ONE

**18' 3" x 8' 10" maximum (5.56m x 2.69m)**

(13' 3" x 3' 10" minimum) Double glazed windows to front and rear aspects, vaulted ceilings with exposed beams, two skylight windows, door to a useful storage cupboard, single panelled radiator and a range of fitted bedroom furniture.

## BEDROOM TWO

**8' 4" x 10' 8" (2.54m x 3.25m)**

Skylight window and a single panelled radiator with exposed beams.

## REFITTED BATHROOM

**5' 7" x 11' 9" (1.7m x 3.58m)**

Skylight window, ceramic tiled floor, tiling to half height, heated towel rail, wall mounted vanity wash basin, low level WC, panelled bath and a panelled shower enclosure with mixer style shower over.

## TO THE EXTERIOR

The property is located within a beautifully maintained gated community with access to well cared for communal gardens. There is a garage with light and power with storage space included and parking available in front as well as a range of visitor parking spaces for guests. The enclosed rear garden has a block paved patio area with a pond and a step up to a further patio section. The rest of the garden is laid to lawn with planted borders.



**FIXTURES & FITTINGS:** Some items may be available subject to separate negotiation.

**SERVICES:** We understand that all mains services are connected with the exception of mains gas.

**CHARGES:** £90 per month (Service Charge)

**TENURE:** We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**COUNCIL TAX:** We understand this property has been placed in Council Tax Band C. (This information is provided from the Council Tax Valuation List Website).

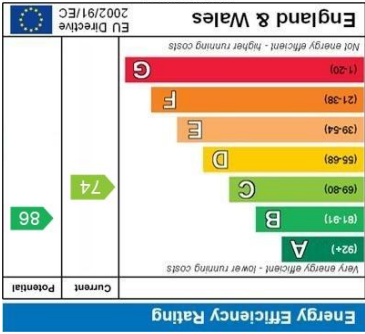
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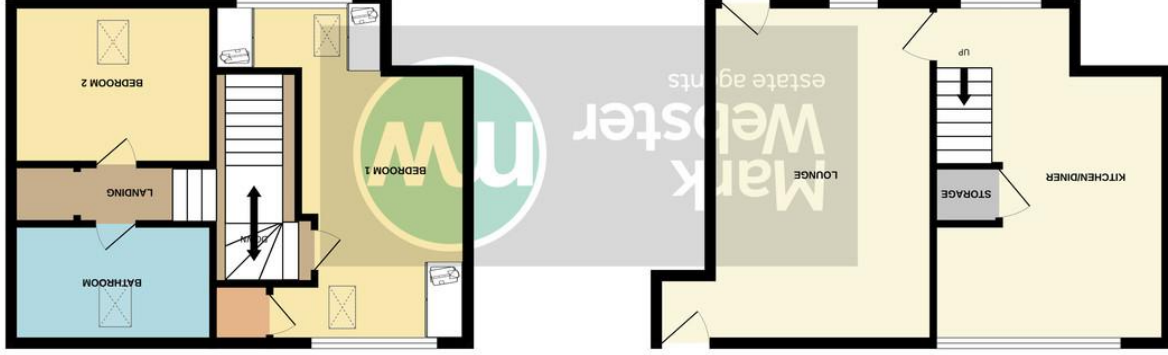


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1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



GROUND FLOOR  
416 sq.ft. (38.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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