



Barston Lane, Barston

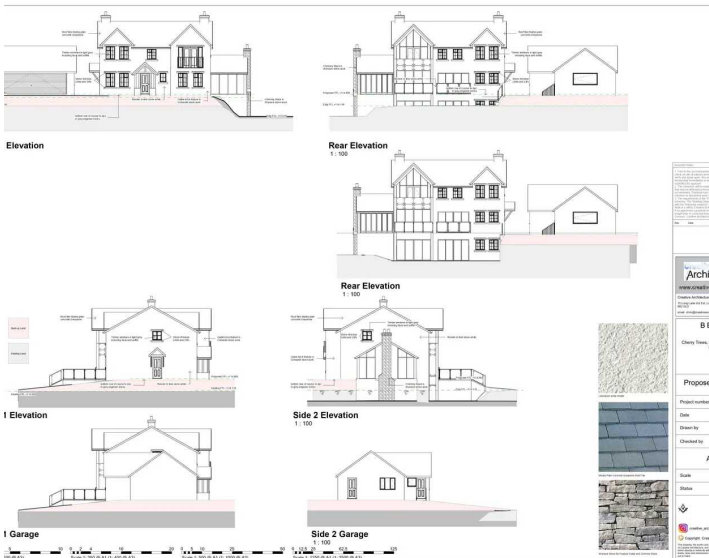
Guide Price £925,000





PROPERTY OVERVIEW

Cherry trees is three-bedroom detached cottage with an unusual history to it. Set within substantial gardens and grounds measuring approximately 0.7 of an acre. The house is set in an idyllic location. This property holds immense charm and character. It was originally constructed in 1847 as the village school house. The large plot comes with the added advantage of full planning permission for a new build detached house (Planning granted on the 12/12/2022) planning number PL/2022/02183/PPFL and NO UPWARD CHAIN, this property offers an array of possibilities. Upon entering, you are greeted by a welcoming entrance hallway, leading to a spacious living room, a dining room perfect for entertaining guests, and a delightful breakfast kitchen for culinary enthusiasts. Additionally, the ground floor boasts a versatile study or third bedroom, as well as a conservatory that brings the outdoors inside. The first floor comprises two generously-sized double bedrooms, accompanied by a family bathroom and a separate WC. Furthermore, this property includes a detached double garage, providing ample storage space and convenience.





Stepping into the stunning rear garden, one cannot help but be captivated by the breathtaking rural views, creating an oasis of tranquillity. This meticulously maintained property presents an exceptional opportunity to create an exceptional home in an enchanting setting.

PROPERTY LOCATION

Barston is a delightful and charming village, conveniently situated near to Knowle and Dorridge villages and also Solihull town centre and having main rail links into Birmingham Snow Hill and London Marylebone. In addition, the property is located a short drive from Junction 5 and 6 of the M42 providing main road links to both North and South of the country via the M42 / M6 and M40. The excellent shopping facilities of Solihull are located close by containing many exclusive shops, boutiques and household names such as John Lewis and House of Fraser. Birmingham International Airport is also located close to Junction 6 of the M42.

Council Tax band: F

Tenure: Freehold



- Three Bedroom Cottage
- Stunning New Build Development Project
- No Upward Chain
- Idyllic Location
- Private Gardens & Grounds Extending To Approx 0.7 Acres
- South Westerly Facing Aspect
- Detached Double Garage
- Constructed in 1847 As Original Village School House



PORCH

HALL

LIVING ROOM

19' 4" x 15' 1" (5.89m x 4.60m)

DINING ROOM

14' 5" x 12' 2" (4.39m x 3.71m)

CONSERVATORY

12' 6" x 11' 8" (3.81m x 3.56m)

BEDROOM THREE/STUDY

13' 3" x 10' 8" (4.04m x 3.25m)

KITCHEN

19' 4" x 6' 11" (5.89m x 2.11m)

UTILITY ROOM

7' 10" x 4' 7" (2.39m x 1.40m)

FIRST FLOOR

BEDROOM ONE

17' 7" x 15' 3" (5.36m x 4.65m)

BEDROOM TWO

12' 2" x 11' 8" (3.71m x 3.56m)

BATHROOM

12' 1" x 5' 5" (3.68m x 1.65m)

SEPARATE WC

TOTAL SQUARE FOOTAGE

162 sq.m (1743 sq.ft) approx.



OUTSIDE THE PROPERTY

STUNNING REAR GARDEN

DETACHED DOUBLE GARAGE

ITEMS INCLUDED IN THE SALE

TBC

ADDITIONAL INFORMATION

Services - oil and mains electricity.

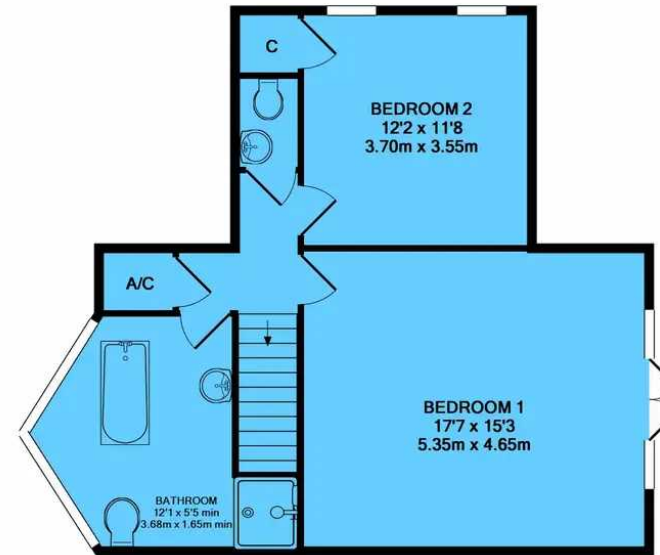
MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





GROUND FLOOR
APPROX. FLOOR
AREA 1118 SQ.FT.
(103.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 625 SQ.FT.
(58.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1743 SQ.FT. (162.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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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