



ANDREW
DOWNING
BOOTH™
ESTATE AGENTS

Old Hall Court, Pinfold Lane, Barr Beacon, Aldridge, Walsall

£500,000

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The most perfect lock up and leave style home you are likely to see! This stunning home is packed full with character, and benefits from being located in a pretty rural spot with views over adjoining countryside, whilst being a stone's throw from Walsall, Aldridge and Birmingham City Centre. What's more, it is a home with a difference, as it sits within secure, beautifully manicured communal grounds, making it the most ideal lock up and leave home in a gated community. The accommodation is simply stunning with an array of character features, including an inglenook fireplace, exposed timber beams, vaulted ceiling, exposed brickwork and even a spiral staircase leading up to a mezzanine. Comprising a through entrance hall, guest WC, stunning living room with mezzanine level above being the perfect study / snug as well as a dining room / family room and kitchen diner. Upstairs are three good sized bedrooms, all boasting their own built in wardrobes, with the master having its own en-suite facilities, and there is a beautiful contemporary family bathroom. Outside, the communal gardens are wonderfully maintained, whilst the property boasts parking and a garage. There is even a fabulous brick built communal entertaining space, the perfect spot to host any guests on a summers evening. This can only be appreciated with a viewing, so don't miss out and book in your visit today!

Entrance Hall

A front facing exterior stable door with glazed panels inset opens up to a spacious through entrance hall fitted with a tiled floor and radiator. There are also recessed ceiling spotlights and a staircase leading up to the first floor accommodation.

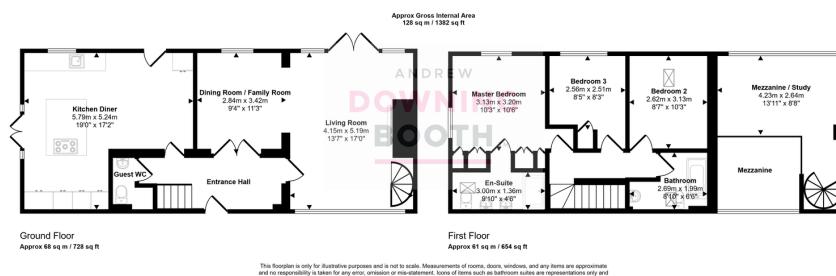
Guest W.C.

A contemporary guest w.c. is fitted with an integrated low level flush w.c. and a glass circular wash hand basin with a chrome mixer tap. There is also a radiator, tiled floor and extractor fan along with a recessed ceiling spotlight.

Living Room

A quite spectacular room, the living room boasts a dual aspect along





- Beautifully Appointed Three Bedroom Barn Conversion
- Superb Living Room, Dining Room & Mezzanine Style Study
- Allocated Parking & Garage
- Council Tax Band - F
- Stunning Character Features Throughout
- Spacious Kitchen Diner & Modern Bathroom, En-Suite & Guest WC
- Wonderful Communal Gardens Within A Gated Development
- EPC - C



Energy Efficiency Rating

