



14, The Greaves, Minworth, Sutton Coldfield, B76 9DJ

HOWKINS &  
HARRISON

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Minworth,  
Sutton Coldfield, B76 9DJ

Price: £289,000

Set within an exclusive courtyard of historic barn conversions, 14 The Greaves is a beautifully presented Grade II listed home, rich in character and enjoying a wonderfully tranquil semi-rural setting on the edge of open countryside. Forming part of a sympathetically converted former farmstead, the property effortlessly combines period charm with modern convenience. Externally, the development is centred around a striking communal courtyard with mature landscaping, creating an immediate sense of privacy and arrival, while allocated parking adds everyday practicality. The accommodation is arranged over two floors and showcases an abundance of original features, including exposed timbers and vaulted ceilings, thoughtfully complemented by contemporary finishes.

The layout offers versatility, with well-proportioned bedrooms to the ground floor and an impressive open-plan living space above, designed to make the most of light, space and character. Enjoying a peaceful position within the development, yet remaining well placed for local amenities, transport links and nearby countryside walks.



## Location

Situated within the exclusive and historic setting of The Greaves in Minworth, this unique property forms part of a characterful conversion of a former Georgian farmhouse, surrounded by attractive semi-rural surroundings. The area offers a blend of countryside living with excellent connectivity, lying on the edge of Sutton Coldfield and within easy reach of local amenities, schooling and leisure facilities.

The nearby villages of Curdworth and Wishaw provide a traditional village feel, while Sutton Coldfield offers a comprehensive range of shops, restaurants and services. The property is also well positioned for access to major road networks, making it ideal for commuters.

## Travel Distances

Sutton Coldfield – approximately 5 miles  
Coleshill – approximately 4 miles  
Birmingham City Centre – approximately 9 miles  
Lichfield – approximately 10 miles  
M6 (Junction 5) – approximately 3 miles  
M42 (Junction 9) – approximately 4 miles  
Birmingham Airport – approximately 8 miles



## Accommodation Details

Entering the property, you are welcomed into a well-presented entrance hall which immediately sets the tone for the home, with its clean, neutral décor complemented by exposed timbers and traditional latch doors that reflect the building's heritage. There is useful built-in storage and a ground floor cloakroom, while the staircase rises to the first floor, partially open to the living space above, allowing light to filter through. From the hall, doors lead to two ground floor rooms. The principal bedroom is a generous double, tastefully decorated and offering a calm and comfortable retreat. A second bedroom provides versatility and is currently arranged as a study or occasional bedroom, ideal for those working from home or requiring additional flexible space. The bathroom is also located on the ground floor and is fitted with a three-piece suite including a bath with shower over, pedestal wash hand basin and WC, all finished in a neutral style.

Rising to the first floor, the property opens into a striking open-plan living space, undoubtedly the heart of the home. Here, the full character of the barn conversion is on display, with vaulted ceilings, exposed beams and rooflights creating a light-filled and atmospheric environment. The living area offers ample space for seating, while the adjoining dining area provides a natural place for entertaining. The kitchen is thoughtfully arranged along one side, fitted with a range of units and work surfaces, and positioned to enjoy the elevated outlook across the development.

The open-plan layout ensures the space feels sociable and connected, ideal for modern living. Overall, the accommodation flows beautifully, combining practical ground floor bedrooms with an impressive and characterful first floor living space.



## Outside

Externally, the property is set within an attractive and well-maintained courtyard development, forming part of this charming Grade II listed barn conversion. The communal grounds are a particular feature, with established planting, mature trees and neatly kept pathways creating a peaceful and picturesque setting for residents.

There is allocated parking conveniently located close to the property, along with additional visitor spaces available within the courtyard. The setting offers a real sense of community while still maintaining privacy.

The immediate surroundings provide a pleasant blend of landscaped areas and open aspects, with glimpses across neighbouring countryside adding to the appeal. The position also benefits from being set back from the road, enhancing the quiet and tucked-away feel of the development.

## The History

The Greaves forms part of a distinctive Grade II listed development believed to originate from former agricultural buildings associated with the surrounding farmland, sympathetically converted to residential use in the late 20th century. Retaining much of their original character, the buildings showcase traditional timber framing and barn-style architecture, reflecting the area's rural heritage. Minworth itself has historic roots as a small Warwickshire village, historically linked to farming and later light industry, evolving over time into a well-connected semi-rural location. Today, it offers an appealing balance of countryside surroundings and modern convenience, with the nearby Sutton Coldfield providing a broader range of amenities while the immediate area still retains a sense of its historic, pastoral origins.



## Tenure & Possession

The property is freehold with vacant possession being given on completion.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested. We are advised that mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is available.

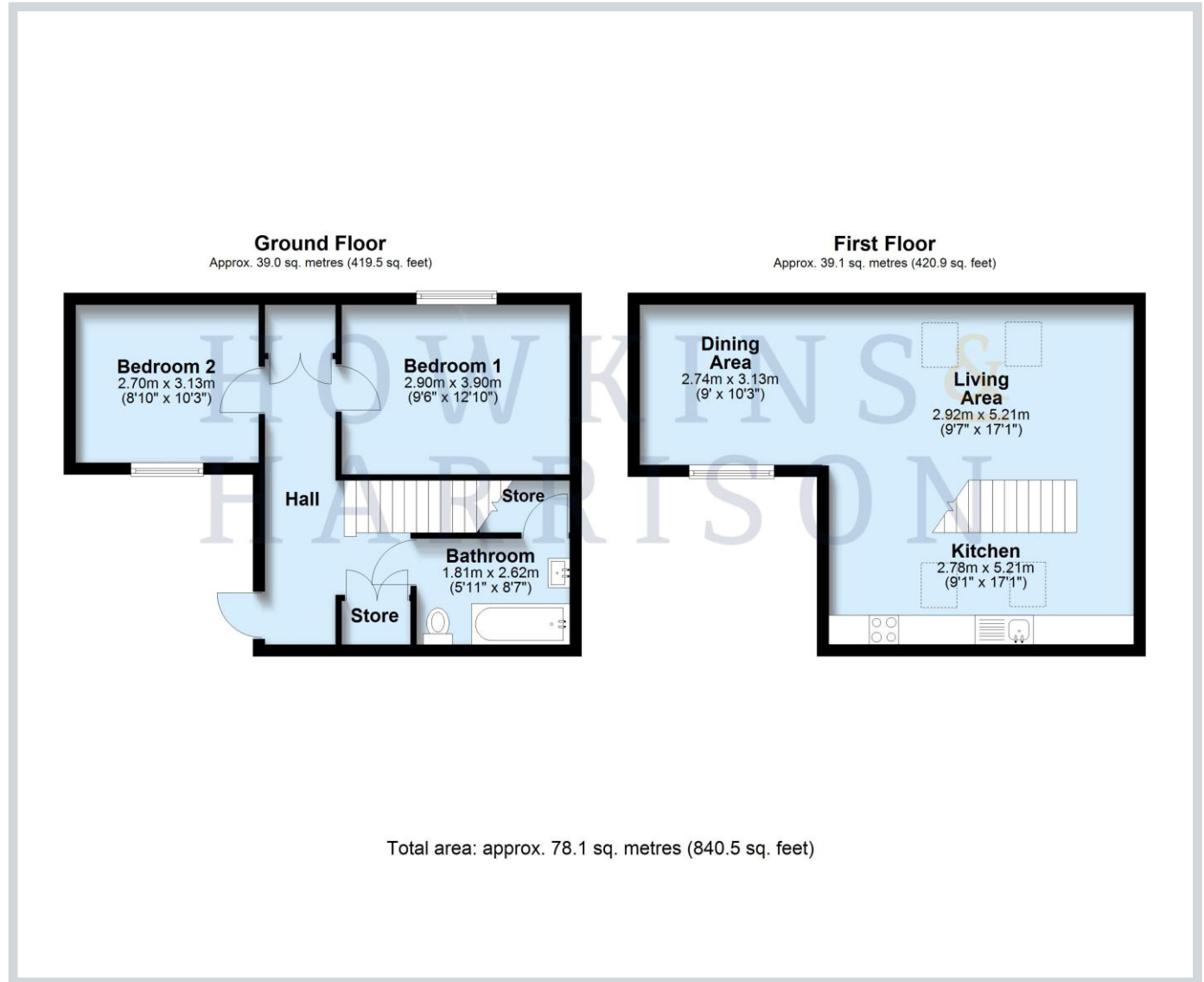
## Local Authority

Tamworth Borough Council - Tel:01827 709709

## Council Tax

Band – E

Energy Rating – Exempt – Grade II listed



## Howkins & Harrison

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