Minworth Hall Farm Water Orton Lane, Sutton Coldfield,

£925 Per Calendar Month

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SALES & LETTINGS




Barn B


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Nestled in the tranquil surroundings of Water Orton Lane, Minworth, this charming barn conversion offers a unique blend of modern living and rural charm. Built in 2012, this delightful property spans 474 square feet and is perfect for those seeking a peaceful retreat while still enjoying convenient access to Birmingham, Sutton Coldfield, and the surrounding motorway network.

Upon entering, you will find a well-appointed ground floor bedroom, providing a comfortable and private space for relaxation. The modern bathroom suite is designed with contemporary fixtures, ensuring both style and functionality. Ascend to the first floor, where an open plan kitchen and living area awaits. This inviting space is perfect for entertaining guests or enjoying quiet evenings at home, with ample natural light enhancing the warm atmosphere.

The property also boasts allocated private off-road parking for one vehicle, adding to the convenience of this lovely home. This modern barn conversion in a picturesque rural setting is an opportunity not to be missed. Embrace the charm of country living while remaining close to urban amenities in this delightful property.

Accommodation

Ground Floor

The entrance hall provides access to the double bedroom and bathroom, with stairs rising to the first-floor living accommodation.

The bedroom benefits from French doors opening onto a private courtyard, while the bathroom is fitted with a bath with shower over, wash hand basin and WC.

First Floor

The open-plan living, dining and kitchen area is a real feature of the home, boasting a vaulted ceiling with exposed beams and Velux windows to both the front and rear, creating a bright and spacious feel.

The kitchen is fitted with a range of matching wall and base units with complementary work surfaces, an integrated oven and gas hob with extractor over, integrated fridge and freezer, together with space for a washing machine.

Outside

The property enjoys a private courtyard accessed from the bedroom, together with the use of communal gardens and residents' parking.

Location

Minworth is well placed for commuters, offering excellent access to Birmingham, Sutton Coldfield and the M6, M42 and A38 road networks. A range of everyday amenities, shopping facilities and leisure opportunities can all be found nearby.









Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.

AML Disclaimer - Burton Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.
Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - Burton Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.







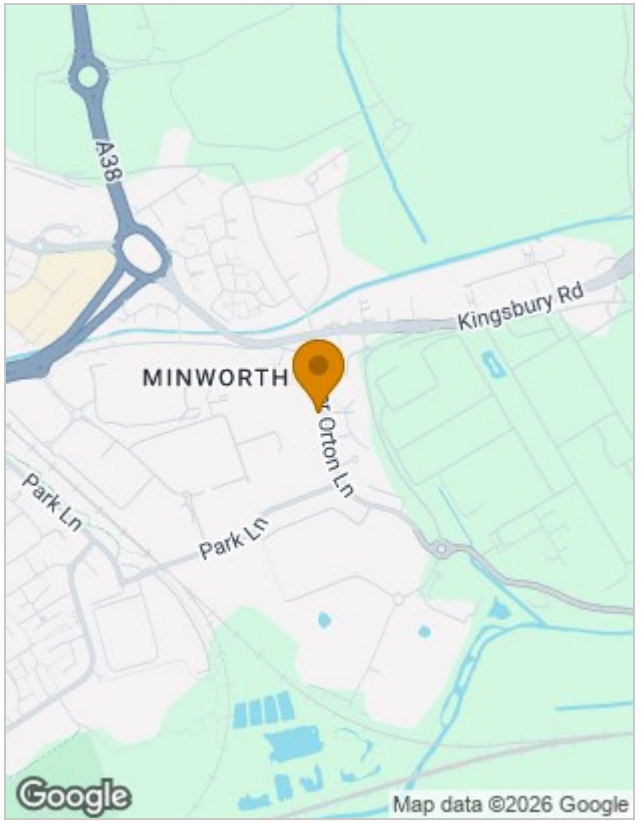




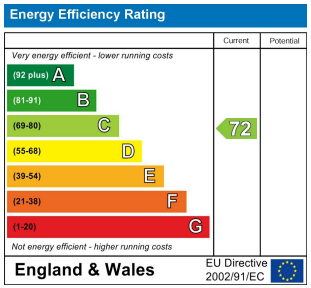
Floor Plans



Location Map



Energy Performance Graph



Please contact our Burton Lettings Office on 01283 845888
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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