



Buds Byre, 2 Maxstoke Barns, Arnolds Lane, Maxstoke, B46 2QJ

HOWKINS &  
HARRISON

Buds Byre,  
2 Maxstoke Barns, Arnolds Lane,  
Maxstoke, B46 2QJ

Guide Price: £550,000

A character detached two storey barn conversion occupying this idyllic position, situated within a premier residential location backing onto open fields.

Having well proportioned accommodation totalling 1275sqft in brief comprising:- hallway, cloakroom WC, spacious dual aspect spacious sitting room and a well equipped dining kitchen with a separate utility room off. On the first floor there are two excellent size bedrooms both with en-suite shower rooms and ample storage areas.

Externally the property is approached via a double gated entrance, having an excellent frontage providing parking for several vehicles.

An early internal viewing is strongly recommended.



## Location

Situated within this sought after rural village, lying on the edge of an unspoilt rural landscape. The property benefits from a quiet spot that has total convenience in travel terms with Birmingham 15 miles, Coleshill 3 miles, the M42 (J9) 4 miles allowing direct access to the national motorway system. Birmingham airport can be reached within 15 minutes, the National Exhibition Centre is close at hand and mainline railway stations are to be found at Coleshill Parkway, Birmingham International, Nuneaton and Tamworth.

Sporting facilities are well catered for in the area with The Belfry at Sutton Coldfield, racing at Warwick, Stratford and Uttoxeter and a wealth of other sporting facilities close at hand.

Atherstone - 8.6 miles

Tamworth - 8.9 miles

Sutton Coldfield - 9.3 miles

Nuneaton - 11.8 miles

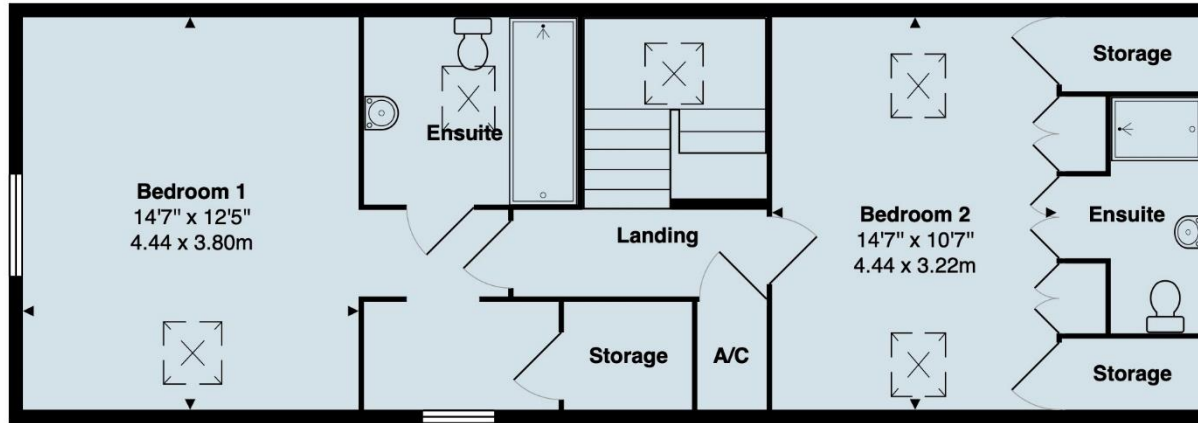


## Accommodation Details - Ground Floor

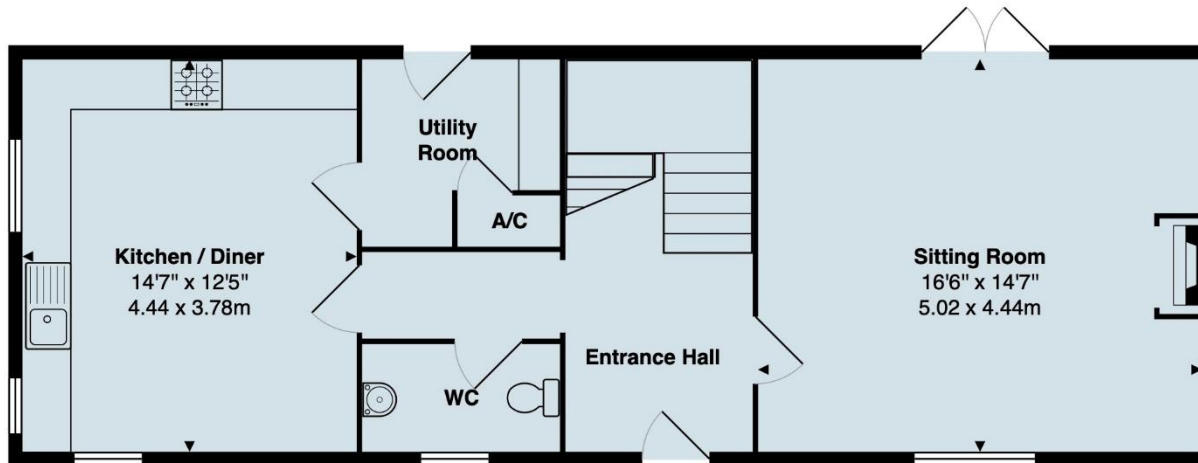
The front door opens into a generous size 'L' shaped entrance hall with staircase rising to the first floor and access to a cloakroom WC. A door off to the right leads into a spacious dual aspect sitting room with an attractive feature fireplace, window to the front elevation and French doors onto the rear aspect. To the left is a well equipped kitchen/ breakfast room having comprehensive range of eye level and base units, ample preparation surfaces with complementary tiling, integrated ceramic hob with extractor above and oven below, inset ceiling lighting, tiled flooring and windows to both the front and side elevations. Finally off the kitchen is a useful utility room with airing cupboard and door to outside.

## First Floor

The staircase rises from the hallway to a landing with study area and storage cupboard. Doors lead off either side to two excellent size bedrooms. The main bedroom has a range of tailored fit, built-in wardrobes, skylight windows and its own en-suite bathroom. Bedroom two has built in eaves storage, sky light windows and walk in en-suite shower room.



1st Floor  
Area: 638 ft<sup>2</sup> ... 59.2 m<sup>2</sup>



Ground Floor  
Area: 638 ft<sup>2</sup> ... 59.2 m<sup>2</sup>

Total Area: 1275 ft<sup>2</sup> ... 118.5 m<sup>2</sup>  
All measurements are approximate and for display purposes only



## Outside

Externally to the front of the property is excellent frontage, approached via a double gated entrance leading to ample parking for several vehicle. The rear garden is mainly block paved with mature flower borders and a garden shed. The property backs onto open fields, enjoying countryside views.

## 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.



## Features

- A character detached barn conversion
- Premier residential location
- Spacious dual aspect sitting room
- Large kitchen/dining room & utility room
- Two double bedrooms both having en-suite facilities
- Excellent frontage providing ample parking
- Delightful rear gardens backing onto open fields
- Extensive countryside views





## 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 the property benefits from mains water, drainage, gas and electricity which are connected to the property.

## Local Authority

North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

## Council Tax

Band - D

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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