

ANDREW  
**DOWNING**  
**BOOTH**™  
ESTATE AGENTS



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

£500,000

**Bedrooms: 3 | Bathrooms: 2 | Receptions: 2**

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 guest 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 with an inglenook fireplace and a spiral staircase leading up to a mezzanine making this a particularly special space. There is a large front facing double glazed window and rear facing double glazed exterior French doors opening out to the garden. There are exposed timber beams and that spiral staircase leading up to a mezzanine level overlooking the room. The inglenook fireplace has a large gas fire with block paved hearth and exposed timber mantel whilst the room also has a radiator and a recess opening through to the dining room.

## Dining Room

The dining is fitted with a radiator, recessed ceiling spotlights and a rear facing double glazed window.

## Mezzanine

A spiral staircase leads up to a fabulous mezzanine overlooking the living room. This area is perfect for a study space. Alternatively could be used as a separate snug/family room. There are black metal balustrades and a timber bannister as well as a double glazed window overlooking the garden and exposed timber beams.

## **Kitchen/Diner**



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### Kitchen/Diner

A very spacious kitchen/diner is fitted with a range of matching base cabinets and wall units whilst a one and a half bowl stainless steel sink with chrome mixer tap is set into the kitchen worktop. The kitchen is also fitted with integrated oven, microwave, ceramic hob and integrated dishwasher. The dining area is a large open plan room with a large double glazed window overlooking the garden.





**Andrew Downing Booth Estate Agents - Aldridge**

19 High Street Aldridge WS9 9LX

01922 661988

aldridge@andrewdowningbooth.co.uk

<https://www.andrewdowningbooth.co.uk/>

