



Holmleigh Barn, Slateley Courtyard, Kingsbury, Tamworth

Holmleigh Barn, Slateley Courtyard, Kingsbury, Tamworth, B78 2EW

for sale
£825,000



Property Description

This spacious and charming characterful home is filled with smart design choices and is sure to delight anyone who visits. The area is semi rural but very well connected to Kingsbury Village and Tamworth sitting off Trinity Road and surrounded by fields.

The spacious shared courtyard that provides lots of off road parking sits behind motorised gates and leads into the welcoming entrance hall that sits below the galleried landing above. Facing the home, the right wing of the ground floor provides private accommodation including two bedrooms, a living space and a bathroom. This area has a robust track record on AirBnB generating up to £20,000 a year for the current owners, but would also be ideal for visiting relatives or multi-generational living.

Returning to the entrance hall, there is a guest W.C and stairs leading to the first floor. The ground floor is completed by a spacious kitchen with a central island and access to the rear. A central lobby gives access to a utility room, and then on to a bedroom with built in wardrobe space. A large and bright lounge completes the ground floor.

Upstairs, in addition to useful storage and a well appointed bathroom, there are two further bedrooms. The principal bedroom is suitably large with no compromises and features a spacious walk in dressing room and large en suite that is best seen in person to appreciate.

Take a look at our virtual tour and call us today to arrange your visit inside!

Entrance Hallway

Two double glazed windows to front elevation, door to rear elevation, door to guest suite, storage cupboard and stairs to first floor accommodation.

Guest W.C

W.C and wash hand basin.

Lounge/Diner

Double glazed doors to side elevation, double glazed windows to side elevation and log burner.

Kitchen

Double glazed windows to front and rear elevations, a range of wall and base units with work surface over incorporating a sink with drainer unit, central island, space for appliances.

Lobby

Doors to lounge and utility room.

Utility Room

Double glazed window to rear elevation, door to bedroom three, space and plumbing for appliances.



Landing

Storage cupboard.

Bedroom One

Double glazed window to side elevation and large walk in wardrobe.

En-Suite

Double glazed window to rear elevation, double glazed roof window, freestanding bath, walk in shower, W.C, wash hand basin.

Bedroom Two

Double glazed roof windows, built in bedroom furniture.

Bedroom Five

Double glazed window to rear elevation and built in wardrobe.

Living Room

Double glazed windows to front and rear elevations, door to kitchen.

Kitchen

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven and hob, space for washing machine, space for further appliances.

Bedroom Four

Double glazed window to side elevation and double glazed French doors to garden.

Bedroom Three

Double glazed window to rear elevation.

Shower Room

Walk in shower, W.C, wash hand basin.

Front Garden

Courtyard parking with secure gated entry.

Rear Garden

Well maintained lawn, decked seating area, outside storage and gate to side.









Ground Floor



First Floor

Total floor area 277.2 m² (2,984 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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T 01827 66400
E tamworth@burchelledwards.co.uk

1 Bolebridge Street
 TAMWORTH B79 7PA

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 Band: F

Tenure: Freehold

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