

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**100 Brockhurst Lane, Canwell, Sutton Coldfield, B75 5SP**

**Asking Price £900,000**

Property Images



# HUNTERS®

HERE TO GET *you* THERE

## Property Images



# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images





Total floor area 182.7 sq.m. (1,966 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.focalagent.com](http://www.focalagent.com)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Map



## Details

Type: House - Detached Beds: 5 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

Set within approximately 0.9 acres on the highly sought-after private Canwell Estate, this charming five-bedroom detached home offers a rare blend of countryside tranquillity, character, and exceptional development potential.

The main residence provides generous and versatile living space, featuring five well-proportioned bedrooms, including four doubles. A spacious layout includes two inviting reception rooms, ideal for both family living and entertaining, a wonderful conservatory, alongside a traditional farm-style kitchen that forms the heart of the home. The property is further complemented by a family bathroom, an en-suite shower room, and a convenient downstairs WC.

Externally, the property truly excels. Surrounded by open fields and mature greenery, the setting is both peaceful and picturesque, with sweeping rural views enhancing its appeal. The grounds extend to approximately 0.9 acres, offering ample outdoor space for gardens, recreation, or further landscaping.

A significant highlight is the collection of traditional barns, which already benefit from planning permission for conversion into a three-bedroom dwelling. This presents an outstanding opportunity for multi-generational living, guest accommodation, or an additional income stream.

With its idyllic location, characterful features, and exciting scope for further development, this is a unique opportunity to acquire a beautiful home with immense potential in a prestigious rural setting.

There is an annual charge of £310.00 for the Canwell Estate Sewerage and an annual charge of £237.00 for the maintenance of the private road.

## Features

- Wonderful Opportunity for Development
- 5 Bedroomed Detached Family Home
- 0.9 Acres
- Beautiful Views
- Situated on the Highly Sought After Canwell Estate
- Barns with Planning (ask agent for more details)
- Council Tax Band E
- EPC to Follow