

Peter Clarke



Dairy Cottage, Temple Grafton, Alcester, B49 6NS

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### Floor Plan

Floor area 109.8 sq.m. (1,182 sq.ft.)

Total floor area: 109.8 sq.m. (1,182 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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](http://www.Propertybox.io)

- Beautifully presented single storey barn conversion
- Large sitting/dining room with vaulted ceiling and wood burning stove
- Kitchen/breakfast room
- Two double bedrooms, both en suite
- Bedroom Three/Study
- Cloakroom
- Ample parking to front
- Garage en bloc
- Very attractive, good sized private gardens
- Tucked away, quiet location



£575,000

A very attractive single storey barn conversion providing well laid out and spacious accommodation with outstanding, large and very attractive rear garden. Sitting/dining room with vaulted ceiling and wood burner, kitchen/breakfast room, three bedrooms, cloakroom, two en suite bathrooms, ample parking and garage. Tucked away, quiet position.

### ACCOMMODATION

A stable door leads to

### LONG HALLWAY

which accesses all the rooms, engineered oak floor, access to boiler.

### CLOAKROOM

with wc, wash basin, chrome heated towel rail.

### SITTING/DINING ROOM

with vaulted ceiling, feature fireplace with wood burning stove, two French doors to garden, engineered oak floor.

### KITCHEN/BREAKFAST ROOM

with range of cupboards and wood block work surface incorporating sink, Neff four ring electric hob with oven and grill below and filter hood over, built in fridge freezer, space for washing machine and dishwasher. Stable door to garden.

### BEDROOM ONE

with engineered oak floor, built in wardrobes.

### EN SUITE

with wc, wash basin and bath with shower over, chrome heated towel rail.

### BEDROOM TWO

with engineered oak floor, built in wardrobe and airing cupboard.

### EN SUITE

with wc, wash basin and shower cubicle, chrome heated towel rail.

### BEDROOM THREE/STUDY

with vaulted ceiling and engineered oak floor.

### OUTSIDE

There is a shared driveway leading to stone gravelled parking for several vehicles, with planting.

### GARAGE EN BLOC

17'2" x 8'7"

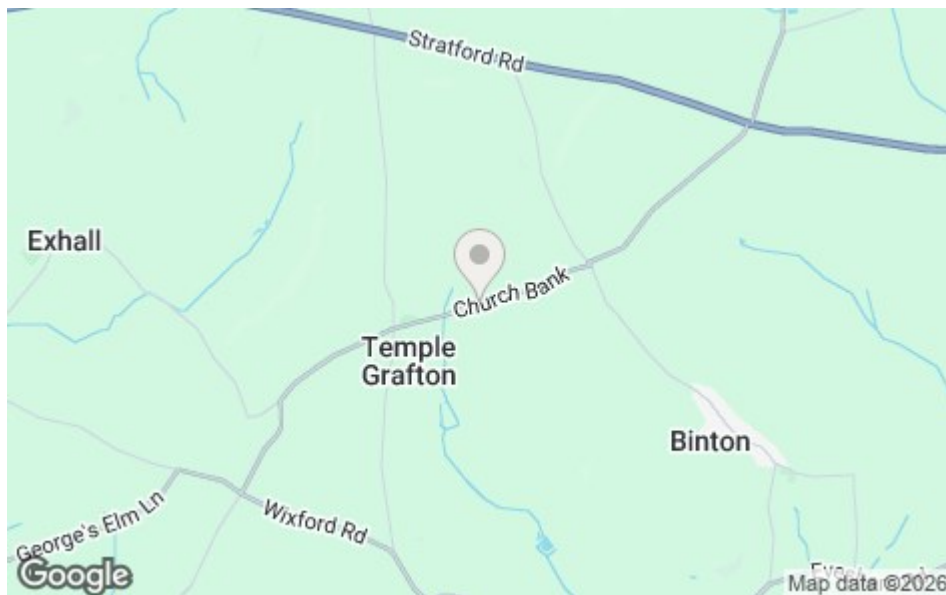
Of brick and pitched tiled roof construction, with storage over, power and light.

### GARDEN

There is a shared covered pathway with gated access leading to the rear garden, with brick paved and gravelled seating areas, rear porch, access to oil tank, wood store. The remainder of the garden is lawned with deep evergreen shrub







and perennial planted borders. Mature trees, garden shed and a vegetable patch. The garden is enclosed by wood fencing.

## GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil fired central heating to radiators.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**AGENTS NOTE:** The private drive is shared by five properties. There are no regular maintenance charges, however each property would need to contribute if any maintenance were required.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band F.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.



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