



## 6 Bournville Mews Oak Farm Road

, Birmingham, B30 1ER

Offers In The Region Of £270,000



**CHARMING GRADE II LISTED BARN CONVERSION | TWO BEDROOMS | HEART OF BOURNVILLE VILLAGE TRUST | CHARACTER FEATURES** - Rarely do homes of this character come to market in such a special setting — this beautiful Grade II listed barn conversion offers charming period features, modern upgrades and a superb position within the heart of Bournville Village Trust. Tucked away within the delightful Bournville Mews development, this wonderful home is perfectly placed for all the area has to offer. The property is just a short stroll from the open green spaces of Rowheath Park and Pavilions, alongside the historic Bournville Village Green, while also benefiting from access to the area's highly regarded local schools and excellent commuter links including Bournville and Northfield train stations. The property itself offers a wonderful blend of period charm and contemporary fittings, with exposed beams and characterful features throughout.



#### Approach

This charming two-bedroom barn conversion is approached via a low-maintenance fore garden, with pathway and steps leading to a composite double-glazed front entrance door opening into:

#### Entrance Hallway

With laminate wood-effect flooring, decorative exposed balustrading, stairs rising to the first floor landing, beautiful exposed beamwork, meter cupboard, central heating radiator, and open walkway into:

#### Refurbished Kitchen

6'08" x 9'02" (2.03m x 2.79m)

Fitted with a modern range of wall and base units with wood-effect work surfaces, incorporating an AEG induction hob, integrated oven, and Belfast sink with mixer tap. There is a double-glazed Velux roof light to the front aspect, slimline dishwasher and fridge freezer, an integrated stainless steel extractor, boiler cupboard housing the Ideal combination boiler, tiled splashbacks, laminate flooring, and continued exposed beams.

#### Inner Hallway Area

From the entrance hall, a step leads up to a further hallway area with door opening into an understairs storage cupboard and a further door leading to:

#### Utility

With plumbing for washing machine and tumble dryer.

#### Refurbished Contemporary Shower Room

5'10" x 5'06" (1.78m x 1.68m)

Beautifully appointed with a walk-in double shower and mains-powered shower over, contemporary stone freestanding sink with mixer tap and wooden floating shelving, concealed cistern push-button WC, tiled splashback areas, slate-effect tiled flooring, heated chrome towel rail, wall-mounted extractor, and further exposed beams.

#### Living/Dining Room

12'09" x 9'06" (3.89m x 2.90m)

A welcoming reception space with feature wooden-framed single-glazed windows overlooking the rear garden, central heating radiator, laminate wood-effect flooring, and further exposed beamwork.

#### First Floor Accommodation

From the hallway, stairs rise to the first floor landing with exposed beamwork, ceiling light point, and doors opening into:

#### Bedroom One

10'11" to window recess x 12'11" (3.33m to window recess x 3.94m)

With two sets of single-glazed windows enjoying views over the rear garden and towards the park, exposed beamwork, central heating radiator, and ceiling light point.

#### Bedroom Two

8'05" x 8'07" (2.57m x 2.62m)

With double-glazed Velux roof light to the front aspect, exposed beams, ceiling light point, and useful eaves storage.

### Rear Garden

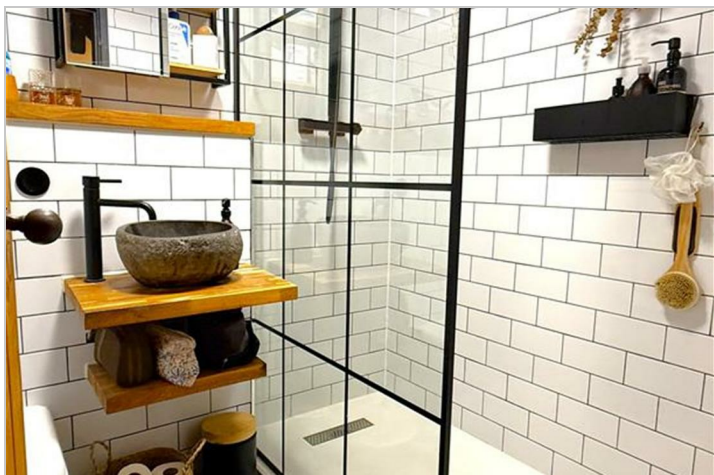
Accessed via a rear gate, the garden is laid mainly to mature lawn with shrub and flower beds to the borders, and is enclosed by a mixture of panel fencing and hedgerow boundaries.

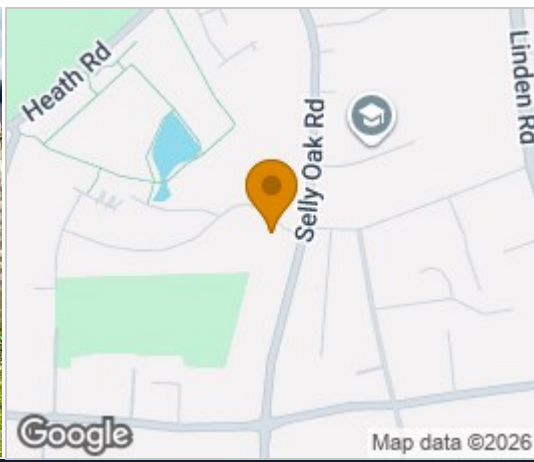
### Garage and Parking

8' x 17'5" ( 2.44m x 5.31m )

Garage located in a separate block with double opening doors, strip ceiling light point, single-glazed window to the rear aspect and power supply.

The property also benefits from allocated parking.





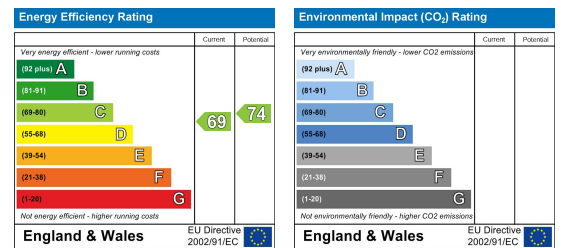
## Floor Plan



## Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



### SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

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Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

#### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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