

**AP MORGAN**



**Perryfields Road, Bromsgrove, Worcestershire**  
Asking Price £290,000

**Features:**

- Unique end-terrace barn conversion
- Share of freehold with long 955 year lease remaining
- Spacious garage with parking in front
- Two bedrooms
- Spacious open plan lounge/diner
- Snug with feature log burner
- Kitchen
- Popular & well-connected location

**Description:**

A truly individual home, this beautifully converted barn forms part of the highly regarded Sheepcote Grange development, a small, well-established collection of barn conversions set within mature, landscaped communal grounds on the edge of Bromsgrove. Offering an abundance of character alongside flexible accommodation across three levels, the property is ideal for those seeking something genuinely different from the typical residential market.

Approached via a gated private driveway flanked by established trees and well-kept lawns, the property enjoys a wonderful sense of arrival. The setting is peaceful and semi-rural in feel, yet Bromsgrove town centre, local schools and parkland are all readily accessible.

**Lower Ground Floor**

The main entrance is at lower ground floor level, opening into a hallway with stairs rising to the ground floor above. This level also houses the family bathroom, fitted with a corner bath with shower over, close-coupled WC and pedestal wash hand basin, all set within fully tiled surrounds.

The standout feature of this level is the cosy snug, a versatile space with a freestanding wood burning stove set against a slate-effect tiled hearth and a vaulted ceiling. Whether used as a second sitting room, home office or additional bedroom, it is a room that will inevitably become a firm favourite, particularly during the cooler months.

**Ground Floor**

The ground floor lounge/diner is an impressive and welcoming space, full of the character you would expect from a barn conversion of this type. Original exposed beams run across the ceiling, and multiple windows flood the room with natural light, with ample space for both lounge and dining furniture.

The kitchen is fitted with a range of wall and base units and includes an integrated gas hob and oven with extractor, inset circular sink with mixer tap, space and plumbing for a washing machine, and a window to the rear.

**First Floor**

The first floor provides two bedrooms, both benefiting from Velux skylights that draw in natural light beneath the roofline. The principal bedroom is a comfortable double with exposed beam detailing and feature brick-effect wallpaper, while the second bedroom offers flexibility as a further bedroom,



dressing room or home office, and currently includes built-in wardrobe storage.

#### Outside

Externally, the property benefits from an attractive front aspect with planted borders and a pathway leading to the entrance. The development is set within extensive, well-maintained communal lawned grounds, creating a private and peaceful environment shared by the barn owners. A generously sized garage is included on an en-bloc basis, and the development benefits from additional communal parking options within the grounds.

Tenure – Leasehold with Share of Freehold with a long lease of approximately 955 years remaining.

The property is registered under a leasehold title; however, it is offered for sale with the benefit of a share of the freehold. The freehold of the development is held by a residents' management company, of which the owners of each barn within Sheepcote Grange are registered as directors. This means the incoming purchaser will become a director and co-owner of the freehold company, placing meaningful control of the development's management, maintenance and future decisions directly in the hands of the residents themselves, widely regarded as a more favourable position than a standard leasehold arrangement. Prospective purchasers are advised to seek independent legal advice and confirm all tenure details, lease length and service charge arrangements with their solicitor prior to exchange.

#### Details:

##### Entrance Hall

Snug 3.95 x 2.76

Bathroom 1.95 x 2.03

Lounge/Diner 4.88 x 5.32 Both max

Kitchen 2.00 x 2.61

##### First Floor Landing

Bedroom One 4.88 x 2.57

Bedroom Two 2.63 x 2.65

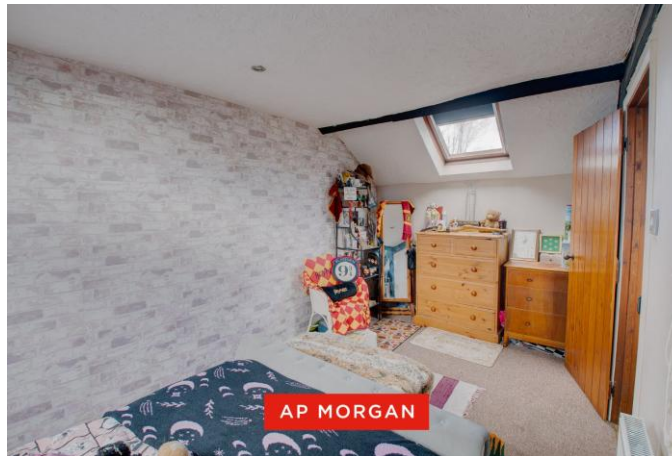
Garage 4.27 x 5.66 Both max

EPC Rating: E

Council Tax Band: C (tbc by solicitors).

Tenure: Share of Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



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We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

**Property to sell?**

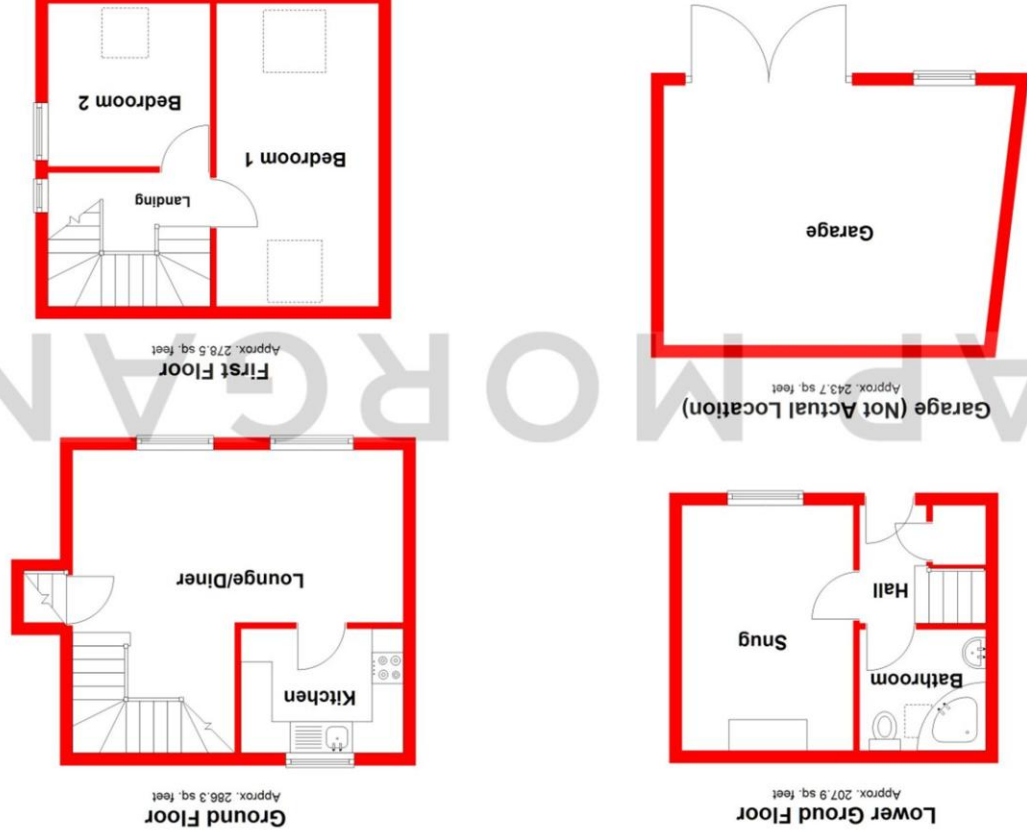
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using Planip.

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