

AP MORGAN



Brookhouse Road, Barnt Green, Birmingham
Asking Price £250,000

Features:

- Elegant ground floor apartment set within a converted Victorian manor house
- Show-stopping ceilings over three metres high throughout
- Two generous double bedrooms, with a private en-suite to the master
- Bright, dual-aspect lounge and a beautifully appointed kitchen/dining room
- Exceptional private gated grounds of over an acre, with ample parking
- Efficient gas fired central heating and bespoke fitted shutters throughout
- Share of freehold, with a long 999-year lease from 2003
- An enviable address in the heart of Barnt Green village, moments from the Lickey Hills

Description:

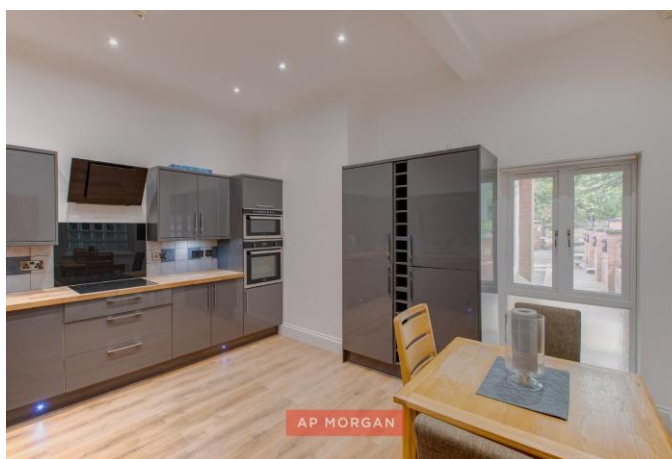
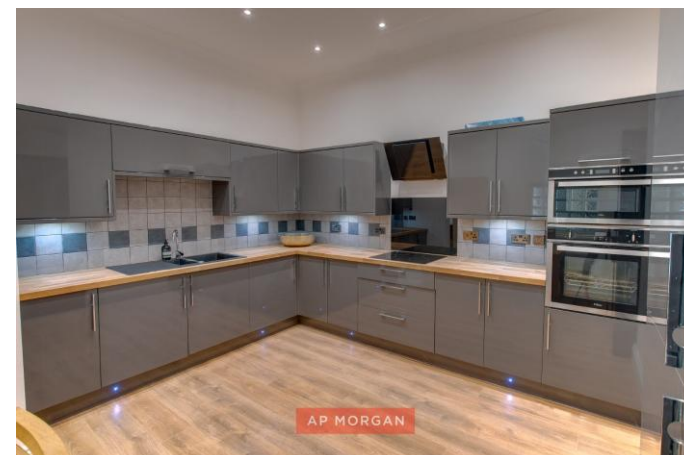
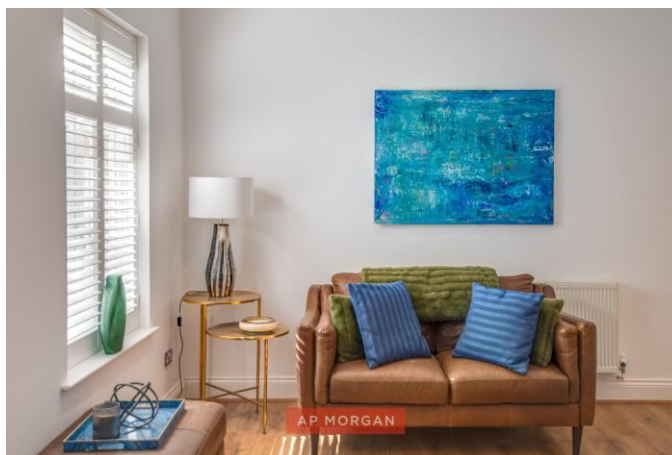
A wonderful opportunity in the beautifully affluent village of Barnt Green, where ceilings soar past three metres, a private gated acre of Worcestershire greets you at the gate, and a village people spend years trying to get into sits right on the doorstep.

This exceptional ground floor apartment forms part of Stretton Croft, a handsome Victorian manor house thoughtfully converted into just a handful of premium homes in one of Barnt Green's most coveted settings. Set within private, gated grounds of just over an acre, with mature landscaping, a sun drenched south westerly communal garden and woodland screening to the side and rear, this is the kind of address that simply doesn't come up often. Inside, a dual aspect lounge and two generously proportioned double bedrooms make full use of those extraordinary ceiling heights, while the stylish kitchen/dining room and en suite master deliver everyday comfort in equal measure.

Our agents say...

This is far from your average apartment. Step through the secure electric gates and the outside world melts away, with mature grounds, total quiet and barely a hint of the road you just left behind. Inside, those show stopping three metre plus ceilings do something few ground floor apartments manage. They flood every room with light and lend the whole place a sense of scale that has to be seen to be believed.

It sits right on the edge of the Lickey Hills, so glorious walking and riding country is practically on your doorstep, with the Worcester



and Birmingham canal only a short stroll away. For commuters, Barnt Green station and the wider motorway network make this a genuinely effortless base to live from.

Whether you're looking to put down roots or simply want a beautifully proportioned lock up and leave bolt hole in one of the area's finest locations, this apartment earns its reputation the moment you step through those gates. Homes like this don't sit around for long. Get in touch to arrange your viewing today.

Each apartment within the manor house holds a share of the freehold. The apartment is held on a 999 year lease from 2003, with approximately 976 years remaining, to be confirmed by the vendor's solicitor. The combined service charge and ground rent is approximately £4,477.13 per annum, paid quarterly. Full leasehold information is to be confirmed by the vendor's solicitor.

Details:

Entrance Hall

Lounge 5.59 x 3.86

Kitchen/Diner 4.04 x 4.38 Max

Master Bedroom 4.32 x 3.87

En-suite 2.35 x 1.31

Bedroom Two 2.73 x 3.87

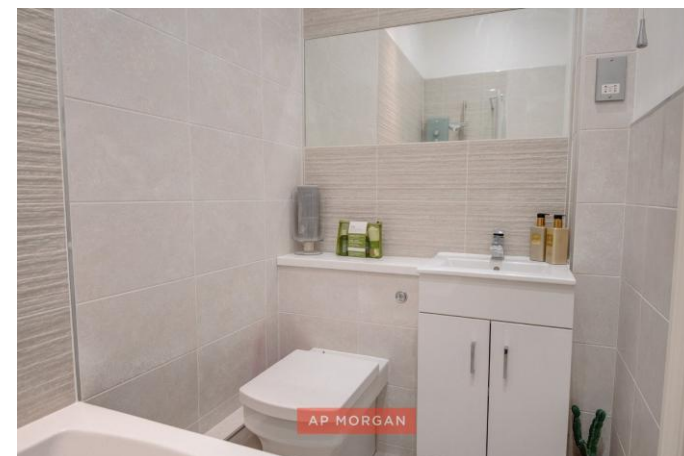
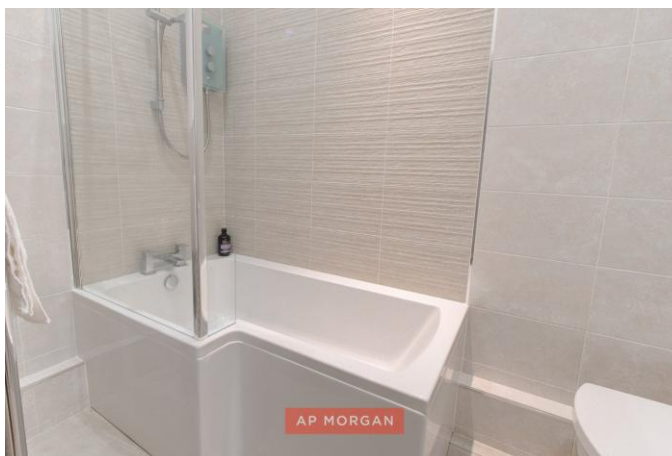
Principal Bathroom 2.63 x 1.36

EPC Rating: C

Council Tax Band: E (tbc by solicitors).

Tenure: Leasehold (tbc by solicitors).

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



How can we help you?

Need a mortgage?

We recommend Wisser 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.wissermortgageadvice.co.uk

Property to sell?

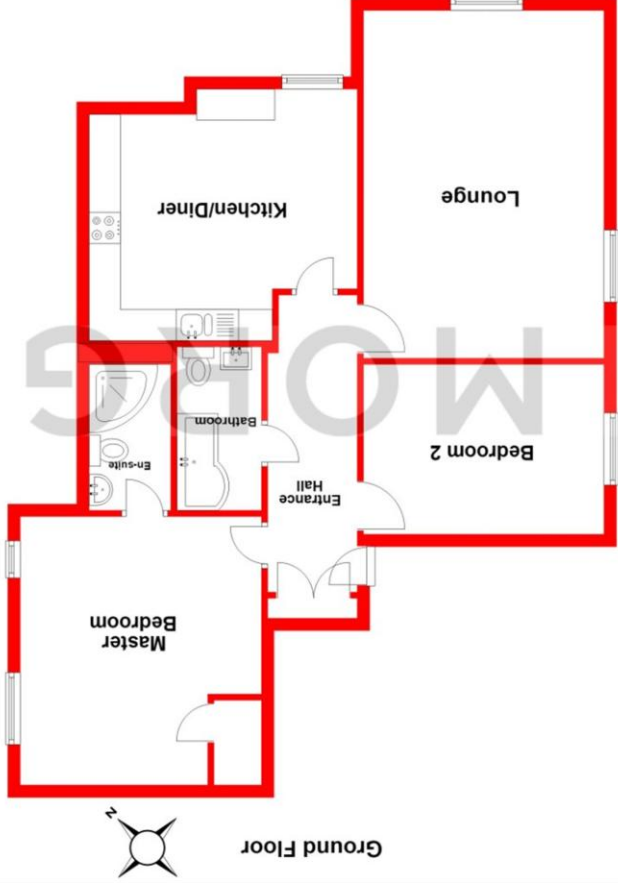
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 81.4 sq. metres (876.5 sq. feet)

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 Planlup.

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