

AP MORGAN



The Mews, Icknield Street, Beoley, Redditch
Offers in excess of £550,000

Features:

- Exclusive community of 11 homes
- Character barn conversion
- Three bedrooms
- Spacious kitchen/diner
- Private front garden
- Rear communal courtyard
- Garage & 1 parking space
- Paddock land with summer house

Description:

Tucked away within an exclusive and peaceful courtyard of just eleven distinctive homes, The Mews offers a rare opportunity to enjoy both privacy and community in a beautifully maintained setting. This charming residence forms part of an attractive period conversion, seamlessly blending characterful features with the comfort and practicality of modern living.

The property enjoys its own generous private gardens to the front, thoughtfully landscaped with a variety of established shrubs, and seasonal planting—perfect for both entertaining and quiet relaxation in a tranquil setting. To the rear, the home benefits from access to a delightful communal courtyard, where mature planting and a central water feature create an attractive and sociable environment for residents.

Internally, the accommodation is well-proportioned and versatile, designed to suit a range of lifestyles. A spacious kitchen/diner forms the heart of the home, complemented by a comfortable living room ideal for unwinding. The property offers three bedrooms, including well-appointed ground floor accommodation with a nearby bathroom, providing flexibility for guests or multi-generational living. A further bedroom to the first floor enhances the sense of space and privacy.

A particular highlight of The Mews is the additional land included within the sale. A section of the nearby paddock—clearly outlined in the aerial imagery—belongs to the property, offering a wonderful extension of outdoor living space. Situated within this paddock is a charming summer house, perfect as a peaceful retreat, hobby space, or for additional storage. Residents also enjoy access to the wider shared paddock and surrounding open fields, ideal for countryside walks and nature enjoyment.

Further benefits include a single garage and one allocated parking space, ensuring practicality complements the home's character. The wider setting is both friendly and well-spaced, creating a unique balance between independence and a sense of community rarely found.



Ideally located on Icknield Street, an historic Roman road, The Mews enjoys a semi-rural position with excellent connectivity. Beoley village is nearby, offering a traditional pub, church, first school, and access to a network of scenic footpaths. A wide range of leisure facilities are also within easy reach, including golf courses, swimming, athletics, cinema, and ten-pin bowling. The property falls within the highly regarded Warwickshire Grammar School catchment and benefits from convenient access to the M42, as well as nearby train stations at Alvechurch and Wood End, providing direct links to Stratford-upon-Avon and Birmingham.

The Mews presents a unique blend of character, space, and location—perfect for those seeking a peaceful countryside lifestyle without compromising on convenience.

Details:

Entrance Hall

Kitchen/Diner 16'4" x 15' (4.98m x 4.57m) max dimensions

Living Room 16'6" x 23'9" (5.03m x 7.24m)

Bathroom 5'8" x 11'2" (1.73m x 3.4m)

Bedroom 1 16'6" x 15'6" (5.03m x 4.72m) max dimensions

WC 6'2" x 5'7" (1.88m x 1.7m)

Bedroom 2 7'5" x 11'2" (2.26m x 3.4m)

Bedroom 3 15'9" x 15' (4.8m x 4.57m) max dimensions

Garage 18'5" x 8'1" (5.61m x 2.46m)

EPC Rating: D

Council Tax Band: F (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.



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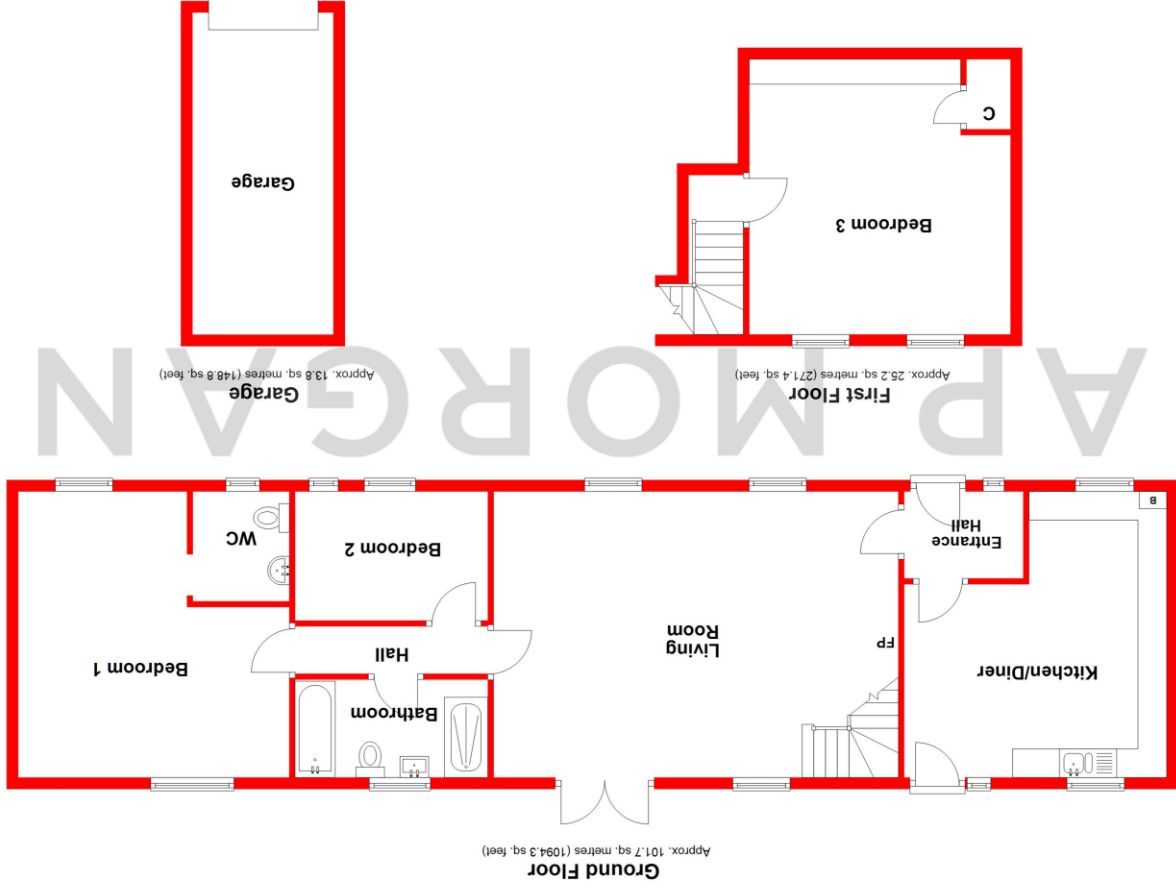
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Total area: approx. 140.7 sq. metres (1514.5 sq. feet)

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Plan produced using PlanUp.

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