

AP MORGAN



The Elms, Beoley Lane, Redditch
Offers in excess of £325,000

Features:

- Beautifully presented barn conversion
- Original character features throughout
- Fully refurbished to a high standard
- Two bedrooms
- Generous lounge
- Dining room
- Newly fit kitchen and bathroom
- Two allocated parking spaces
- Highly sought-after village location

Description:

Welcoming you to this beautifully presented semi-detached barn conversion in the picturesque village of Beoley. The property has been completely refurbished while still showcasing its natural character. It offers two bedrooms, a spacious lounge, a newly fitted bathroom and kitchen, a low maintenance rear garden and the added benefit of two allocated parking spaces. It is situated in the sought-after area of Beoley, Redditch.

On arrival, the property is approached via a gravel courtyard away from the main road offering peaceful living with two allocated parking spaces immediately opposite the entrance. A front patio area with external tap and modern fencing add privacy to the entrance doorway.

Upon entry, the ground floor leads directly into the lounge with feature oak and glass staircase rising to the first floor with useful understairs cupboard. The spacious lounge offers a comfortable living space complete with an attractive brick fireplace – perfect for a log burner or electric fire and a characterful full height window overlooking the rear garden. The lounge flows into the dining room which provides ample space for a large dining table as well as an additional area for relaxation and a rear door offering access to the rear garden. The kitchen continues from here, newly fitted and well-equipped with ample storage and worktop space, together with integrated appliances including a fridge/freezer, dishwasher and washing machine, as well as an oven, electric hob and extractor hood.

The first floor opens on to the attractive double height landing area leading to bedroom one, a spacious double room with dressing area with room for additional storage units, and bedroom two, ideal as a second bedroom, office or additional sitting room. The beautifully presented bathroom is fitted with a wash basin with vanity unit, a separate shower cubicle, a freestanding roll top bathtub and WC. A cupboard houses the energy efficient hot water storage tank. The property also benefits from a large partially boarded loft, ideal for additional storage.



The low maintenance rear garden features a large patio perfect for outdoor furniture and dining, a feature gravelled area as well as a large timber shed with power supply. It is bordered by fencing and shrubbery, and benefits from a sunny aspect, receiving sunlight and warmth throughout the day and into the evening. A gate provides external access to the garden.

The property is fully electric, with energy-efficient heating, and features natural beams and exposed brickwork throughout, adding to its character.

Located in the central conservation area of the village of Beoley, the property offers a semi-rural setting with access to well-regarded local schools, scenic countryside walks, local shops, The Village Inn pub and the Village Hall. The nearby village of Alvechurch provides additional amenities, including highly regarded schools, a library, vets, a doctor's surgery and a railway station with direct link to Birmingham City Centre.

Details:

Lounge 17'7" x 12'6" (5.36m x 3.8m)

Dining Room 9'1" x 9'1" (2.77m x 2.77m)

Kitchen 8' x 9'1" (2.44m x 2.77m)

Landing

Bedroom One 18'4" x 12'8" (5.6m x 3.86m) Both Max

Bedroom Two 9' x 9' (2.74m x 2.74m)

Bathroom 8'2" x 8'10" (2.5m x 2.7m) Both Max

EPC Rating: To be confirmed

Council Tax Band: D (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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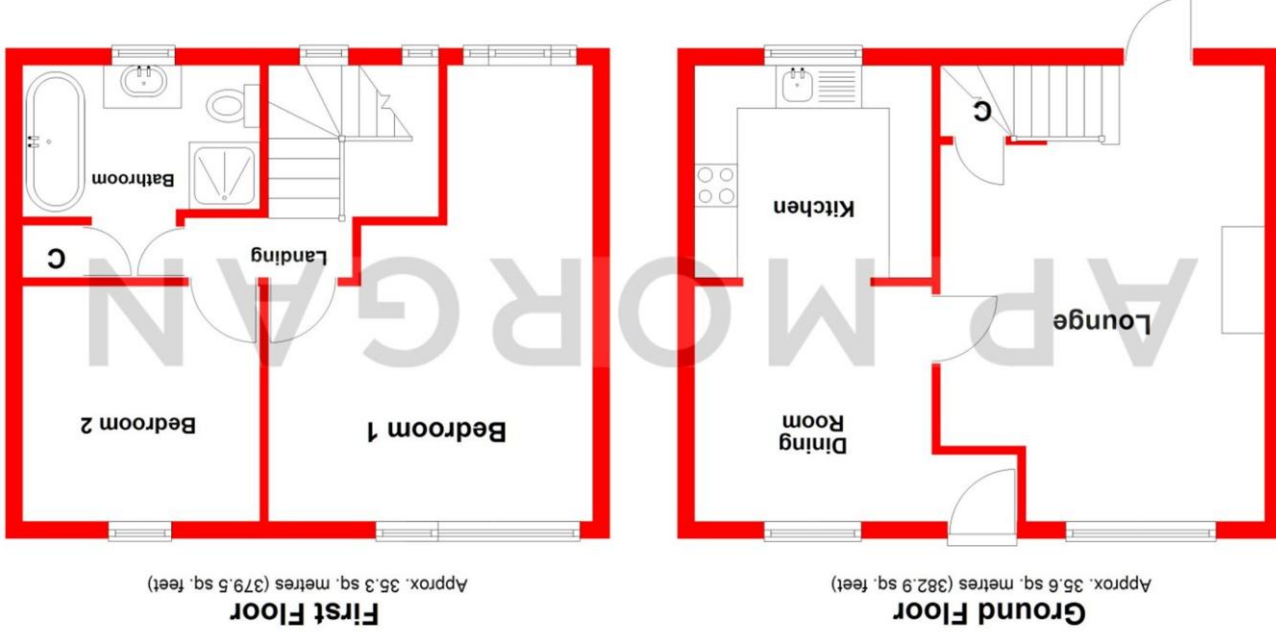
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Plan produced using PlanUp.

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