

AP MORGAN



Arrowdale, Beoley Lane, Redditch
Offers in excess of £400,000

Features:

- Beautifully presented barn conversion
- Original character features throughout
- Fully refurbished to a high standard
- Two bedrooms
- Generous lounge space
- Newly fitted kitchen/diner and bathroom
- One allocated and one shared parking space
- Highly sought-after village location

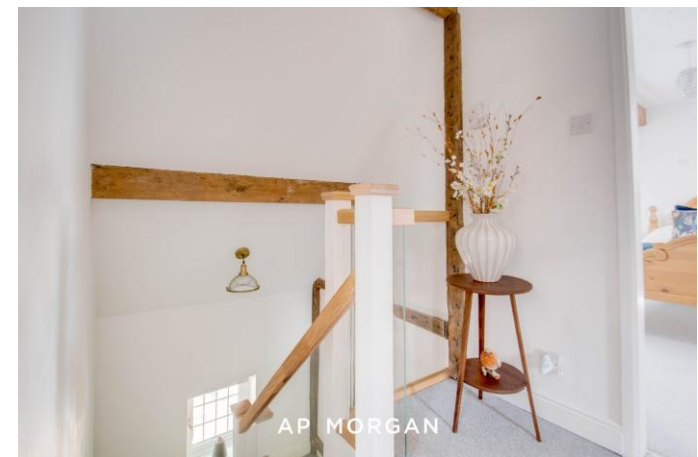
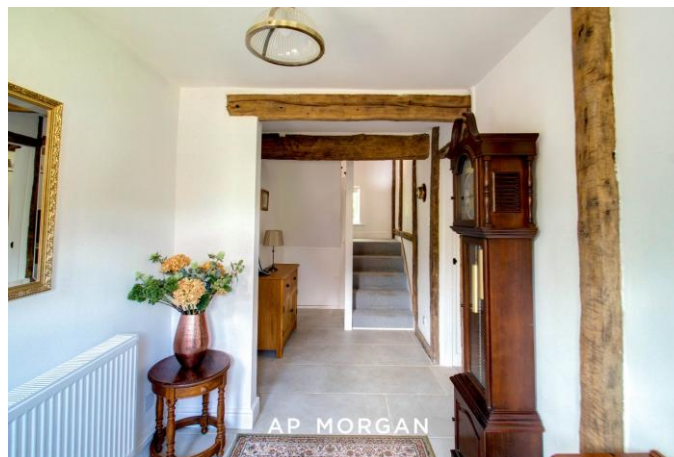
Description:

Welcoming you to this beautifully presented 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/diner, a beautiful garden and the added benefit of one allocated and one shared parking space. 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 one allocated and one shared parking space immediately opposite the entrance. A gate brings you into the garden with access to the front entrance doorway.

The ground floor opens into a spacious entrance hall, featuring an oak and glass staircase rising to the first floor and a useful understairs storage cupboard. To the left is the newly fitted kitchen/diner, offering ample storage and worktop space, along with an integrated fridge/freezer, dishwasher, washing machine, oven with a four-burner gas hob, and extractor hood. There is also space for a family dining table on the opposite side of the room. Turning right from the hallway leads into the generous lounge featuring French doors onto the garden with an electric log burner style fire housed in the large feature brick fireplace.

The first floor comprises a landing leading to bedrooms one and two, both spacious double rooms with fitted wardrobes, ideal for maximising storage space. Also the newly fitted bathroom, which includes a WC, wash basin with under-sink storage and a bath with an overhead rainfall shower and shower screen.



The garden features a paved pathway leading from the gate to the front door, with lawned areas on either side bordered by mature shrubs. In the rear corner of the garden is an additional patio area covered by a pergola, providing an excellent space for outdoor furniture and outdoor dining. The garden also benefits from a shed, ideal for additional storage.

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:

Entrance Hall

Lounge 16'9" x 12'4" (5.1m x 3.76m)

Kitchen/Diner 16'8" x 10'11" (5.08m x 3.33m)

Landing

Bedroom One 11' x 12'4" (3.35m x 3.76m)

Bedroom Two 11'1" x 11'4" (3.38m x 3.45m)

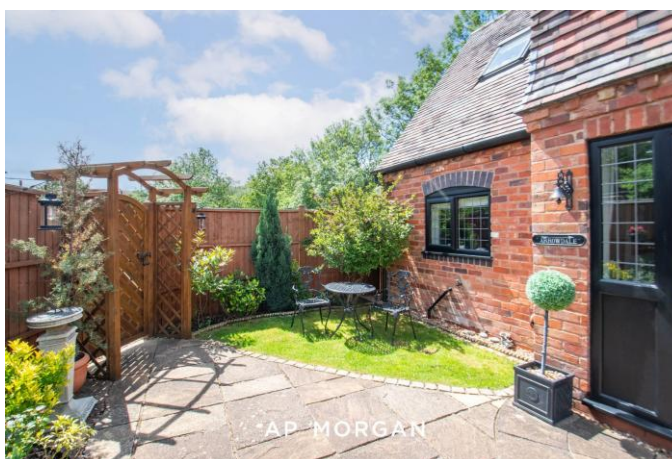
Bathroom 8'1" x 6'8" (2.46m x 2.03m)

EPC Rating: D

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.



How can we help you?

Need a mortgage?

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Property to sell?

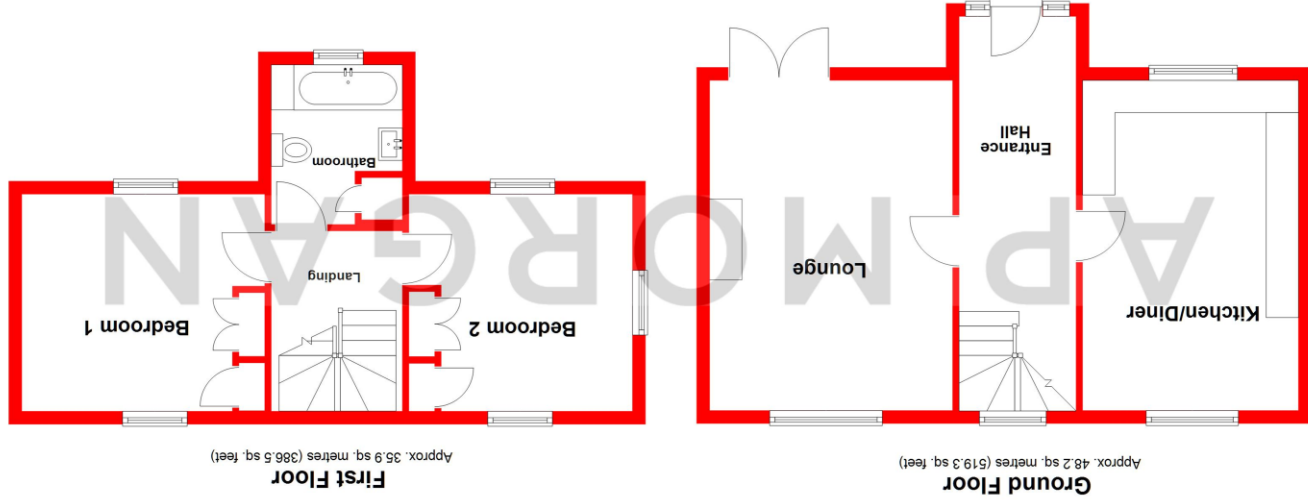
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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Total area: approx. 84.2 sq. metres (905.8 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 PlanUp.

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