



Haye Lane, Studley, B80 7BX

Offers over £650,000

  
**KING**  
HOMES



We are Extremely Delighted to bring to Market this Stunning BARN CONVERSION in a highly Desired Location which is accessed via a SECURE GATED ENTRANCE with intercom system and set in a courtyard setting. With a large and mature sunny REAR GARDEN with rolling Countryside Views to the rear. PARKING FOR TWO VEHICLES and a SINGLE GARAGE with electric up and over door. Internally this property is extremely spacious with THREE DOUBLE BEDROOMS ALL WITH EN-SUITE FACILITIES, two of which are on the Ground Floor and the added bonus of Bedroom One and Three both having Air Conditioning. With a spacious ENTRANCE HALL and large farmhouse style BREAKFAST KITCHEN with a 'Rangemaster' and both with Karndean flooring. A Fabolous size and well appointed SITTING ROOM with a Log Burning Stove and doors which open on to the very large beautiful Rear Garden. There is also a separate DINING ROOM with views across the Garden and WC situated off the Reception Hallway. This Barn Conversion is simply stunning and has further potential to extend into the loft space subject to planning permission. This Characterful Barn Conversion is a true classic and must be seen to be appreciated its immaculate condition and size of 1900 square feet.

Mappleborough Green offers all the benefits of a rural setting yet is within close proximity of urban areas such as Redditch, Birmingham, Solihull, Stratford-upon-Avon and Warwick. There are also great Motorway links to the to the M40 and M42 motorways. There are two public houses, two garden centers with cafe's, a petrol station with a shop and an excellent primary school . The village of Studley is just over a mile away with a further array of amenities including Supermarkets, Leisure Center and Doctors Surgery as well as further Primary and High Schools.



**Hallway with WC**

**Kitchen** 14'4" x 15'11" (4.39m x 4.87m)

**Living Room** 14'6" x 20'2" (4.42m x 6.16m)

**Dining Room** 10'3" x 11'3" (3.14m x 3.45m)

**Bedroom One** 12'9" x 15'8" (3.91m x 4.78m)

**Master en-suite shower room**

**Bedroom Two** 10'11" x 13'0" (3.33m x 3.98m)

**2nd En-Suite shower room**

**Bedroom Three** 12'11" x 15'1" (3.96m x 4.60m)

**3rd en-suite bathroom**

**Outhouse / Office**

**Garage**

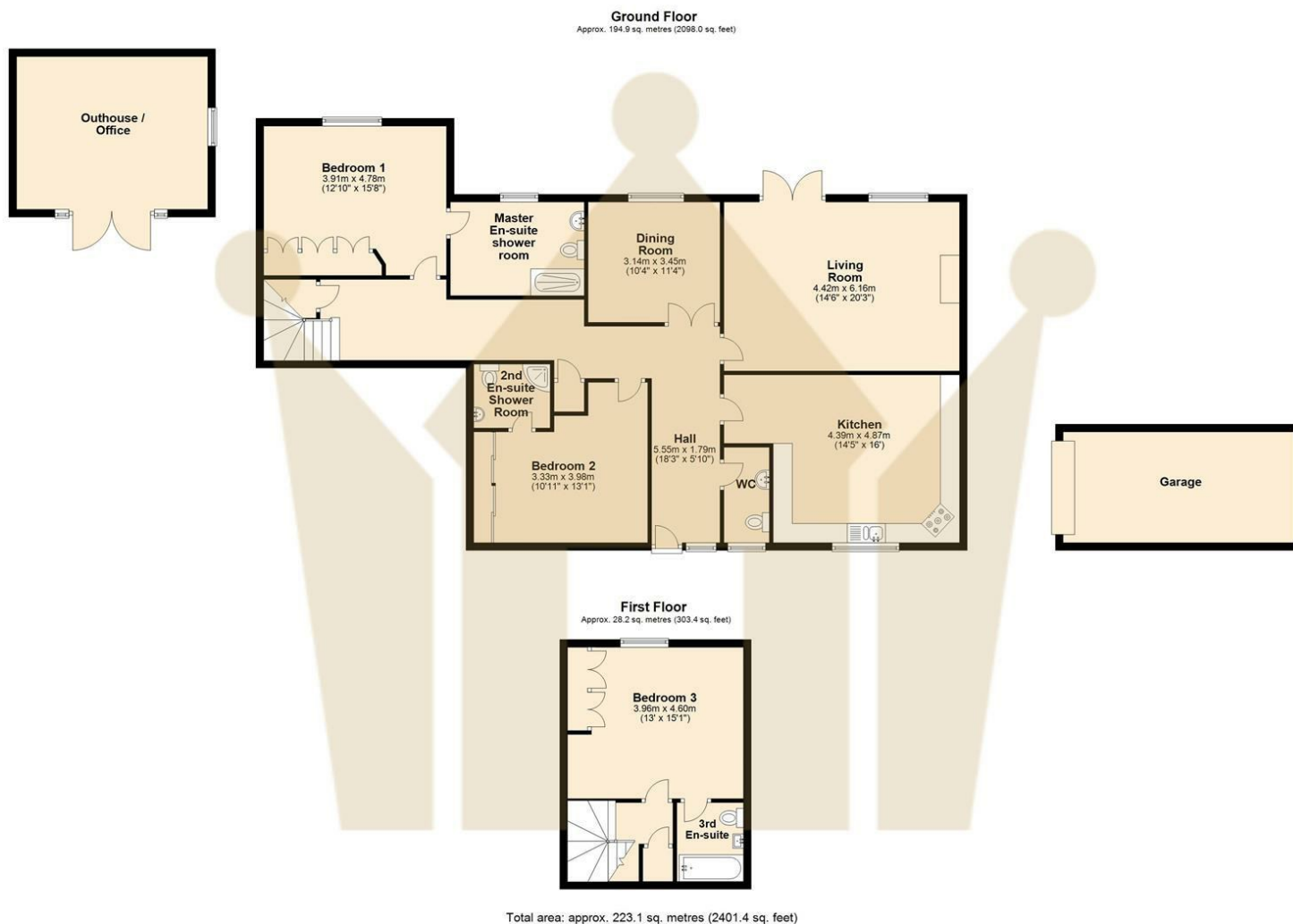












Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(92 plus) A	Potential
(81-91) B	83
(69-80) C	
(55-68) D	59
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) A	Potential
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC