

2 THE HAYBARN
SUTTON COLDFIELD
B76 1DE


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A fantastic five-bedroom family home offering great space and flexibility for modern family living.

ACCOMMODATION

Ground floor:

- Reception hallway
- Sitting room
- Dining room
- Conservatory
- Kitchen
- Utility
- Guest cloakroom

First floor:

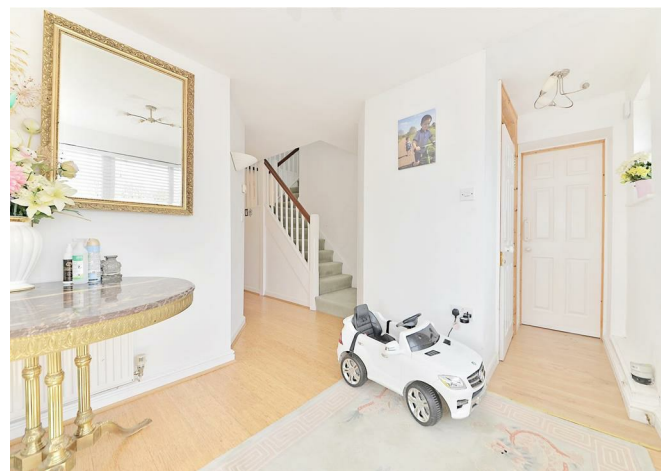
- Principal bedroom with en-suite bathroom & shower.
- Four further bedrooms
- Family bathroom

Outside:

- Block-paved driveway
- Rear Garden mainly laid to lawn with patio area.

Approximate gross internal floor area including garage
2244.4 square feet (208.5 square metres).

EPC rating B



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

Situation

The property is positioned in a desirable location in Walmley with schooling including The Deanery Primary School, The Shrubbery School, Bishop Walsh Catholic School, Holy Cross and Walmley Private Schools, Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Purchasers are advised to check with the council for up-to-date catchment areas.

There are splendid walks through nearby New Hall Valley Country Park a nature conservation site. The former farmland covers 198 acres of green belt countryside and forms a corridor between Walmley and Sutton town centre. It is an important nature reserve consisting of historic wetland grazing meadows, Plants Brook stream and a number of listed buildings including a working 17th century corn mill, and the 14th century New Hall hotel.

Everyday amenities can be found in Walmley and more comprehensive shopping can be found in Sutton Coldfield town centre and Birmingham.

Distances

Sutton Coldfield town centre 2.3 miles
Birmingham 7.2 miles
Lichfield 10.3 miles
Birmingham International/NEC 13.9 miles
M6 (J6) 4.4 miles
(Distances approximate)

Description of Property

This well-presented family home is approached via a driveway which leads to the porch entrance and into the reception hall.

From the reception hall, doors lead on to the drawing room, sitting room and formal dining room & Guest WC. The dining room having 'French Style' doors out on to the garden and access into the kitchen & utility.

A beautiful conservatory is accessed from the Sitting Room.

On the first floor the principal bedroom has a rear aspect window and features an en-suite bathroom with shower. Four further bedrooms are all of a good size and the family bathroom completes the accommodation.

Gardens & Grounds

To the front of the house there is a driveway, with space for multiple cars flanked by a lawned area and established plants and shrubs.

The rear garden has been well maintained, featuring a patio area, further area laid to lawn which is framed by flower beds with shrubs and plants.

Services

Mains gas, water and electricity are connected.

Terms

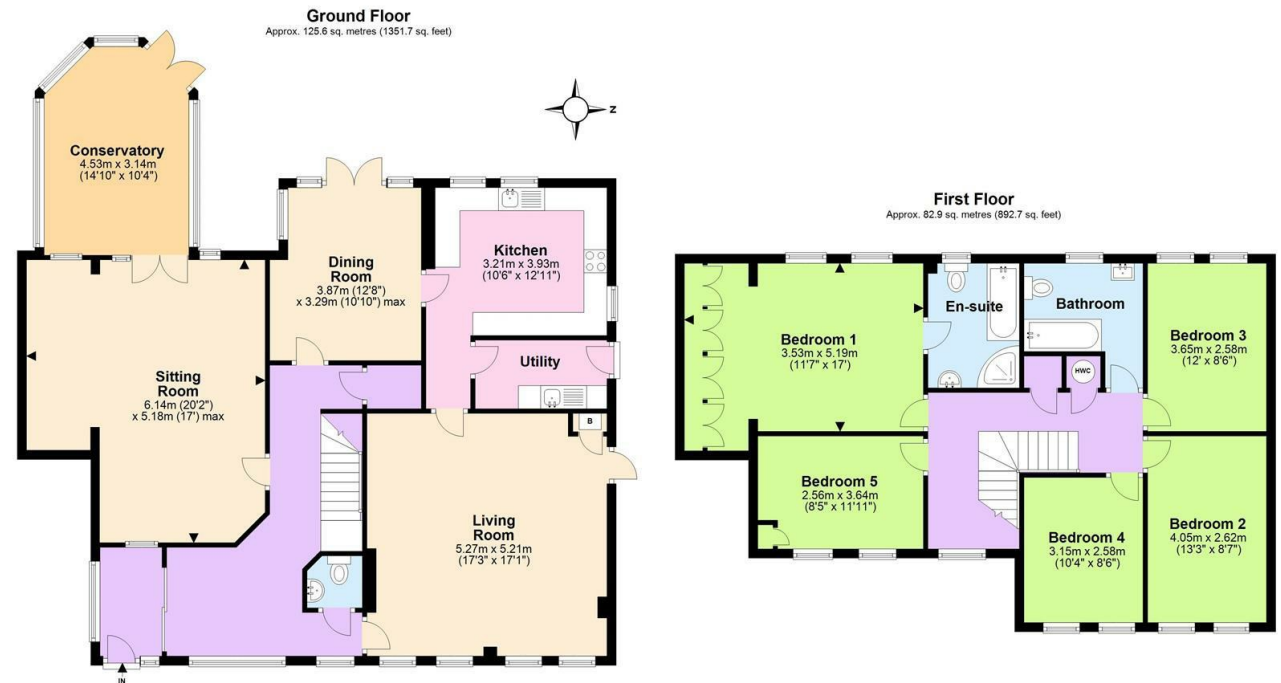
Local authority: Birmingham City Council, 0121 303 1111

Tax Band: F

Viewings

All viewings of 2 The Haybarn are strictly by prior appointment with agents Aston Knowles 0121 362 7878.





Total area: approx. 208.5 sq. metres (2244.4 sq. feet)

Disclaimer
Floorplan for illustrative purposes only
Measurements are approximate and not to scale
Please re-check all information before making any decisions
For more information please contact the agent

2 The Haybarn

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		83	84
EU Directive 2002/91/EC			

Every care has been taken with the preparation of these Particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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