



**Newton Cottages,
Seckington Lane
Newton Regis
Tamworth
B79 0AF**

**A THREE BEDROOM BARN
CONVERSION WITH A
SEPARATE ANNEX**

This unique barn conversion has extensive and spacious accommodation, large gardens, converted and extended annex and picturesque village location. The property offers in total approx 180 square metres (1.937 sq feet) of living space.

* NO UPWARD CHAIN *

Exclusive Town & Country Homes

Guide price £625,000

5, Newton Cottages, Seckington Lane, Newton Regis, Tamworth, B79 0AF

This is a very impressive and unique barn conversion located in the picturesque village of Newton Regis and briefly comprises of:

*** Through hallway ***

*** Spacious lounge * Dining room ***

*** Large breakfast kitchen ***

*** Utility room * Fitted cloakroom ***

*** Landing ***

*** Three double sized bedrooms * Bathroom * En-suite shower room ***

*** Double glazing * Gas central heating ***

*** Former double garage now extended and converted to an annex with ground floor room and external staircase to first floor office ***

*** Having the benefit unlike most barn conversions of a good sized garden ***

*** NO UPWARD CHAIN ***

This delightful property is able to offer this recently converted annex which comprises of a large, versatile room to the ground floor and external staircase to an office above which lends itself ideally for working from home.

The property is set within the picturesque village of Newton Regis well know for its central village duck pond, public house, village school and offers excellent commuting access to major Midlands towns and cities.

GUIDE PRICE £625,000

The accommodation comprises in further detail:-

TO THE GROUND FLOOR

THROUGH HALLWAY

Having a wooden entrance door with glazed panel inset, high level ceilings with feature beams, staircase off to the first floor and double radiator.

FITTED CLOAKROOM

A large cloakroom with a white wash basin set within work top above two double wooden units, w.c, double glazed window, radiator, ceramic tiling and raised corner unit with electricity meters inset.



LOUNGE 20'0 x 17'0 (6.10m x 5.18m)

With the central feature being the inglenook style fireplace with gas fire wood burner effect inset, feature brick archways and brick hearth beneath, arched double glazed window, two further double glazed windows, wall light points and double radiator.

DINING ROOM 16'4 x 8'10 (4.98m x 2.69m)

Having a high level vaulted ceiling, double glazed window to the front, double glazed double doors leading to the rear garden and double radiator.

KITCHEN 13'10 x 16'8 (4.22m x 5.08m)

A large family kitchen with double stainless steel sink top, range of base units and drawers, larder unit, work surfaces, range of wall units some with glazed doors and shelving, wall mounted plate shelf, wine rack, space for range style cooker and space for fridge freezer and dishwasher. Two double glazed rear windows, wooden stable doors with glazed inserts leading to the exterior and ceramic tiling.

UTILITY ROOM OFF 5'6 x 7'6 (1.68m x 2.29m)

Having stainless steel sink top, base and wall units, work top, central heating boiler and radiator.

TO THE FIRST FLOOR

LANDING

Having high level ceiling, feature beams, double radiator and roof light.

MASTER BEDROOM 17'5" max, 13'8" min x 14'5" max, 8'4" min (5.31m max, 4.19m min x 4.40m max, 2.55m min)

Having high level ceiling, feature beams including A frame beam, double glazed window and double radiator.

EN-SUITE SHOWER ROOM OFF

Having a white w.c, wash basin, double sized shower, high level ceilings with glazed lite, ceramic tiling and radiator.

BEDROOM 10'3 x 11'6 (3.12m x 3.51m)

With double glazed window, high level ceilings, feature beams and double radiator.

BEDROOM 16'10 x 7'6 (5.13m x 2.29m)

With double glazed window, double radiator, high level ceiling with feature ceiling light and beams.

FAMILY BATHROOM

With a white suite having corner shower, w.c, spa bath, wash basin with ceramic tiling, down lighters to the ceiling, radiator and ceiling light.

ADDITIONAL ANNEX ACCOMMODATION

Converted and extended from the former double garage.



TO THE GROUND FLOOR 24'0 x 17'0 (7.32m x 5.18m)

With double glazed window, entrance door, two raised double glazed windows to the side, two electric radiators and down lighters to the ceiling.

TO THE FIRST FLOOR OFFICE 24'0 x 9'6 (7.32m x 2.90m)

Access via external metal staircase Having two double glazed velux windows and two electric radiators.

The annex lends itself for many purposes for working from home and having the benefit of not being located in the main property or the possibility of a granny annex subject to any relevant planning permissions.

TO THE EXTERIOR

The property has access via shared block paved driveway with double width block paved driveway and parking, external lighting, lawns with block paved pathway leading to gated access to large rear gardens having flagon style paved patio, lawns with walled surround, external lighting. There is an additional garden to the front with pathway approach and lawn.

GENERAL INFORMATION

SERVICES

We understand all main services are connected.

TENURE

We understand the property is freehold. However, further verification must be sought from the vendors solicitors.

VIEWING

By prior appointment with Mark Evans & Company on 01827 311300

COUNCIL TAX

We understand this property is Council Tax Band is F. However, this should be verified by any intending purchaser.

FIXTURES AND FITTINGS

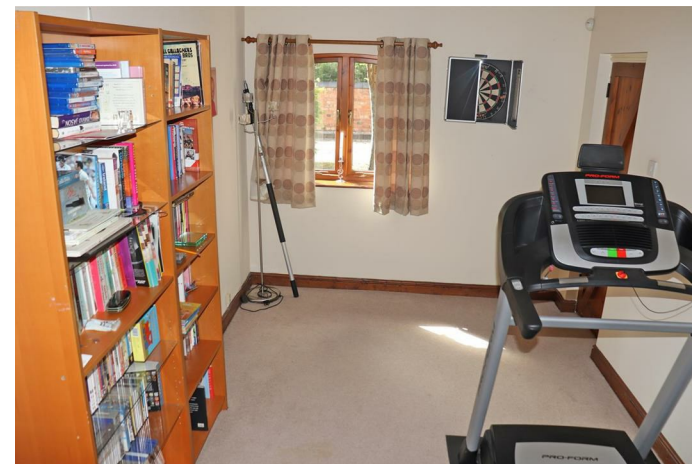
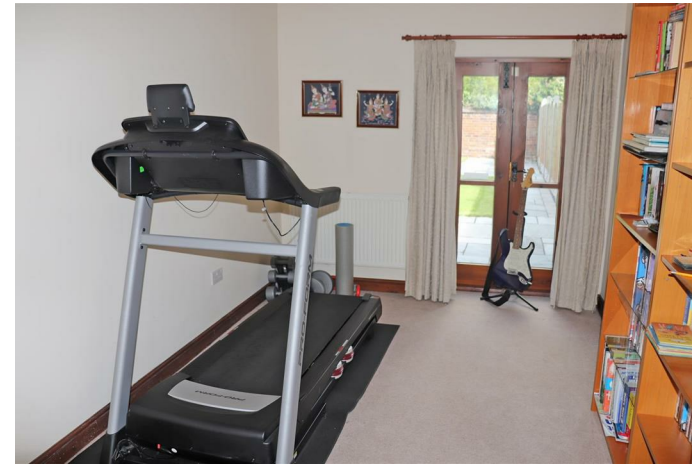
Some items may be available subject to separate negotiation. We would advise any intending purchaser to verify what will be included in the sale of this property and confirm this with their solicitors.

DISCLAIMER

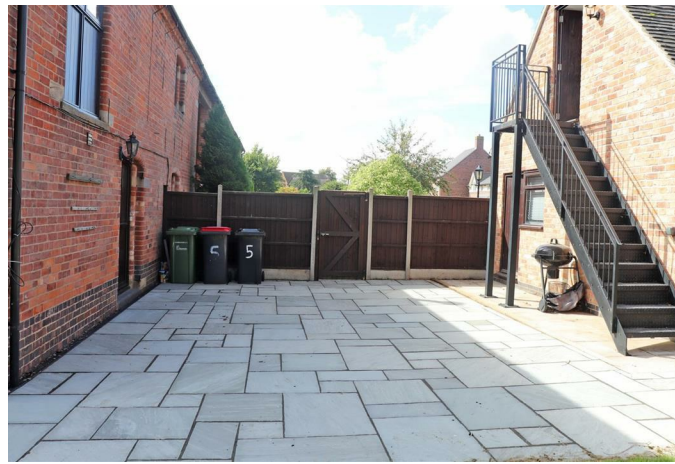
DETAILS HAVE NOT BEEN CHECKED BY VENDOR & CONSEQUENTLY INFORMATION CONTAINED HEREIN MAY CHANGE AND ANY PROSPECTIVE PURCHASER TO VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.

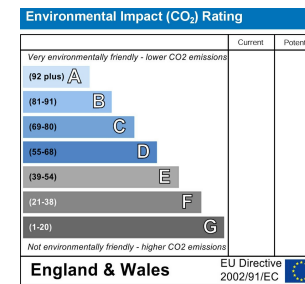
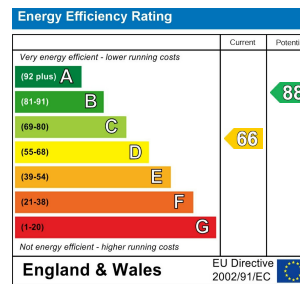
SPECIAL NOTE

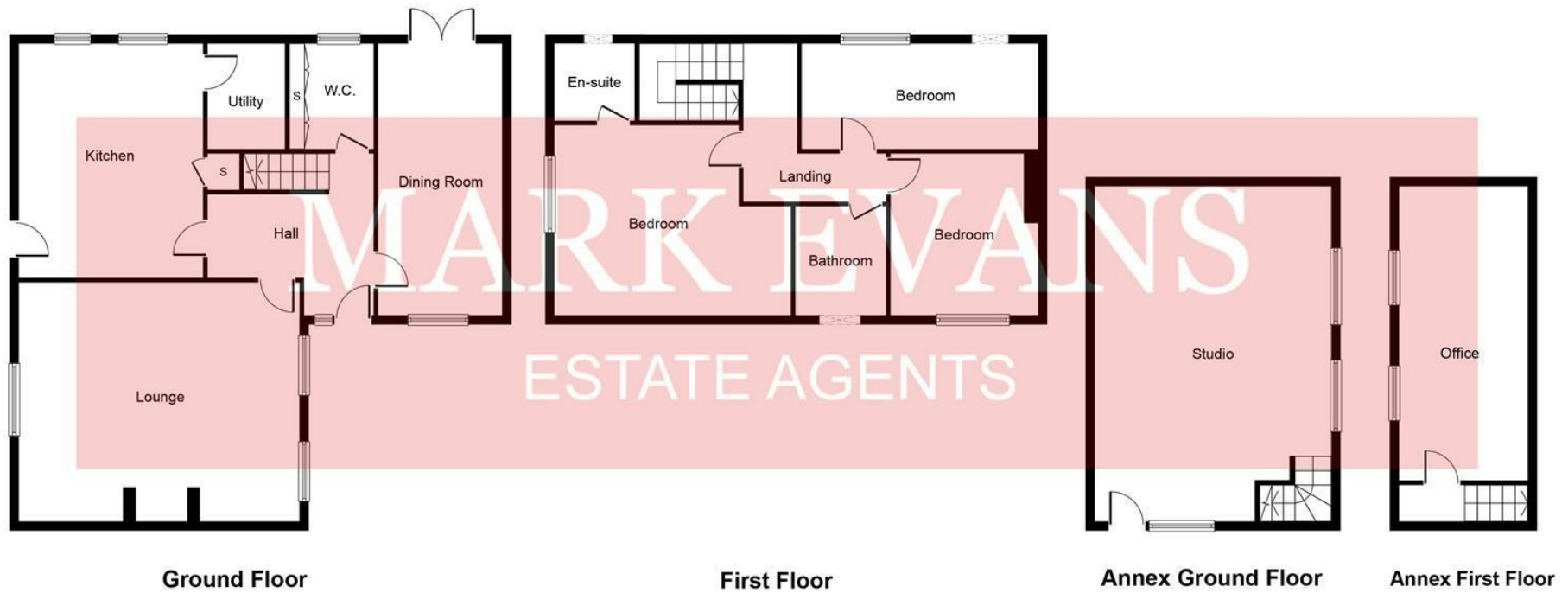
We understand that there is a small service charge which is currently £25.00 per quarter. Further verification can be sought from the vendors.











Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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A family run practice which has become one of the busiest firms of Estate Agents in the Midlands and offers a comprehensive property service for both sellers and purchasers alike.

Mark Evans is a fellow of the National Association of Estate Agents and has been involved in the property market in the local area since 1977 establishing his own practice in 1987.
Mark was joined by his daughter Becky in 2007 and both live locally which allows unprecedented knowledge of the property market in the town and surrounding villages.
Mark Evans & Company are able to offer a complete property portfolio of all prices ranging from smaller starter homes to larger country and equestrian homes. Our dedicated sales team have been with us for many years and are able to pass on their experience and advice on to our clients.

START WITH A FREE & NO OBLIGATION HOME VALUATION

With an honest opinion of valuation and market conditions we aim to obtain the best price possible for our client and provide advice to help you maximise the selling potential of your property. Our comprehensive selling service then includes:

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Free advice on **BUILDING PLOTS** and properties to modernise etc.

Our **IN HOUSE CONTRACT CHASERS** will assist you when **YOUR PROPERTY IS SOLD**

Speak to one of our **FINANCIAL ADVISORS**

NOTES:

IMPORTANT SPECIAL NOTES:

The fixtures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order.

Whilst we endeavour to make our Sales Particulars accurate and reliable, all measurements quoted are approximate and for general guidance only. If there is any point which is of particular importance to you, please contact our office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property;

Photographs are for illustration only and may depict items not included in the sale of the property.