

Hatchling Cottage

BILLESLEY LANE
ALVECHURCH

**Offers Over
£450,000**



Four Bedroom Barn Conversion

A stunning four bedroom barn conversion built to exacting standards by Twin Oak Developments in 2004, set within their bijou 'Hatchlings' complex surrounded by rolling countryside. This pristine property features spacious accommodation, a south westerly rear garden, double garage and is ideal for those who desire a country life, yet require the convenience of local facilities and the motorway network.

The immaculate and high quality accommodation comprises: Generous entrance hall with under stairs storage cupboard, guest cloakroom, office, gourmet style breakfast kitchen including an integrated oven, electric hob, granite worktops and dishwasher and an open aspect lounge/dining room (perfect for entertaining) featuring an electric feature fire as well as two sets of double doors onto the garden.

The first floor offers a landing with sun tunnel and airing cupboard, fabulous master bedroom with built in wardrobes and en suite shower room, principal guest bedroom also with en suite shower room, two additional bedrooms (both with fitted wardrobes) and a sizeable house bathroom with both bath a separate shower enclosure.

The south westerly rear garden enjoys a patio dining area, lawn, planted borders, walled and fenced boundaries and an additional area of garden located beyond a garden gate. The driveway at the front provides private parking and the double garage positioned directly in front of the property features a remote controlled door with loft storage, lighting and electric sockets. The 'Hatchlings' development is approached via a private driveway off Billesley Lane.

Location: The property is located on the edge of Portway and conveniently situated for easy access to Birmingham, Solihull and junction 3 of the M42, linking the hub of the midlands motorway networks. The nearby village of Wythall has its own railway station offering commuter services between Birmingham and Stratford Upon Avon and local bus services provide access to the City of Birmingham.

Hatchling Cottage is also located within close proximity to the villages of Tanworth-in-Arden and Alvechurch, both enjoying essential shopping facilities, popular public houses and countryside walks. Tanworth-in-Arden boasts a junior and infant school as well as the renowned Ladbroke Park Golf Club and the property is also within catchment for Alvechurch primary and middle school.



Room Dimensions

Hall 14' 4" x 10' 9" (max) (4.38m x 3.29m)

Breakfast Kitchen: 12' 8" x 11' 6" (3.88m x 3.53m)

Office: 5' 7" x 11' 10" (1.71m x 3.61m)

Lounge: 10' 10" x 22' 6" (3.31m x 6.88m)

Dining Area: 10' 7" x 8' 8" (3.25m x 2.66m)

Double Garage: 16' 7" x 15' 8" (5.06m x 4.80m)

Stairs To First Floor Landing

Bedroom One: 22' 10" x 9' 3" (max) (6.98m x 2.83m)

En Suite: 3' 8" x 5' 9" (max) (1.13m x 1.76m)

Bedroom Two: 10' 11" (max) x 11' 0" (max) (3.35m x 3.36m)

En Suite: 5' 6" x 4' 7" (1.69m x 1.41m)

Bedroom Three: 9' 2" x 7' 8" (2.81m x 2.35m)

Bedroom Four: 9' 2" x 6' 5" (2.81m x 1.97m)

Bathroom: 10' 0" x 5' 9" (3.07m x 1.77m)

Services: Mains water and electricity, oil fired central heating, private drainage.



Ground Floor



First Floor



Total Approximate Area (Excluding Garage): 139 sq. m (1,496.18 sq. ft)

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

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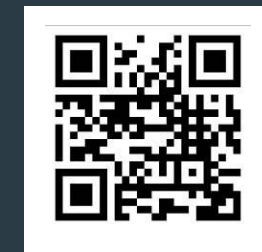
COUNCIL TAX BAND: E

TENURE: Freehold

For more information on this house or to arrange a viewing please call the Barnt Green office on:

0121 447 8300

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