



Birmingham Road, Haseley

Offers in Region of £650,000







## PROPERTY OVERVIEW

This four double bedroom barn conversion forms part of a courtyard development in the grounds of former Haseley Hall and is conveniently located for access to Warwick (& Warwick Parkway Station), Solihull, Kenilworth, Balsall Common and Leamington. The property is well presented and maintained throughout, is being sold with no upward chain and provides an ideal opportunity for purchasers looking for a semi-rural home whilst being close to local commuting routes. In summary the accommodation provides potential purchasers with:- entrance hallway, large living room, study, stunning open plan kitchen into orangery / family room with utility and guest WC off. To the first floor there is a principal bedroom with dressing area and en suite, three further double bedrooms and a family bathroom. Outside the property has a well proportioned private garden to the rear with decked area, lawn and mature shrubs & trees. At the rear of the property there is a double garage en bloc accessed via the shared driveway with an additional allocated parking space to the front.

Viewing is strictly by appointment with Xact on 015676 534 411.







## PROPERTY LOCATION

Haseley Court is located 5 miles north of Warwick. 5 miles to Kenilworth, 10 miles north of Stratford-upon-Avon, 8 miles west of Leamington Spa and 8 miles from Solihull. Within easy commuting reach of London, Banbury, Oxford and Birmingham. Having easily accessible rail, road and air connections - M40 (J15) 5 miles • Warwick Parkway Station (trains to London Marylebone from 69 mins) • Coventry / Warwick University 7 miles • Birmingham International Airport 12 miles (All distances and times are approximate).

Council Tax band: G

Tenure: Freehold

- Four Double Bedroom Barn Conversion
- Semi-Rural Courtyard Location
- No Onward Chain
- Open Plan Kitchen
- Living Room & Study
- Principal Bedroom with En-Suite & Dressing Area
- Private Landscaped Rear Garden
- Double Garage

## ENTRANCE HALLWAY

### LIVING ROOM

17' 11" x 17' 10" (5.46m x 5.43m)

### STUDY

9' 9" x 9' 9" (2.98m x 2.97m)

### KITCHEN / ORANGERY / FAMILY ROOM

27' 10" x 13' 4" (8.49m x 4.07m)

### UTILITY

### GUEST WC







## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

10' 11" x 10' 3" (3.33m x 3.12m)

### **DRESSING AREA**

### **EN-SUITE**

### **BEDROOM TWO**

10' 11" x 9' 9" (3.33m x 2.97m)

### **BEDROOM THREE**

10' 3" x 9' 9" (3.12m x 2.97m)

### **BEDROOM FOUR**

10' 11" x 8' 3" (3.33m x 2.51m)

### **BATHROOM**

### **TOTAL SQUARE FOOTAGE**

Total floor area: 156.0 sq.m. = 1679 sq.ft. approx.

### **OUTSIDE THE PROPERTY**

### **REAR GARDEN**

### **DOUBLE GARAGE**

### **ITEMS INCLUDED IN SALE**

Dishwasher, washing machine, all carpets, all curtains, all blinds and all light fittings.

### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.

Service Charge - £600 per annum / £50 per month.

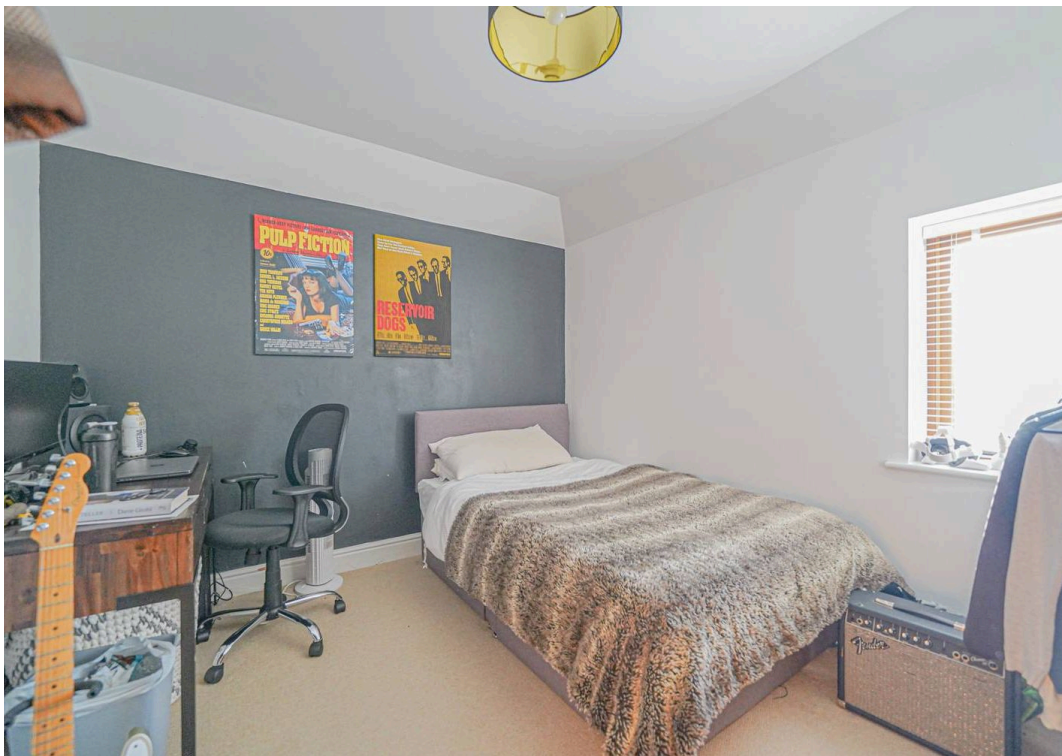




#### **INFORMATION FOR POTENTIAL BUYERS**

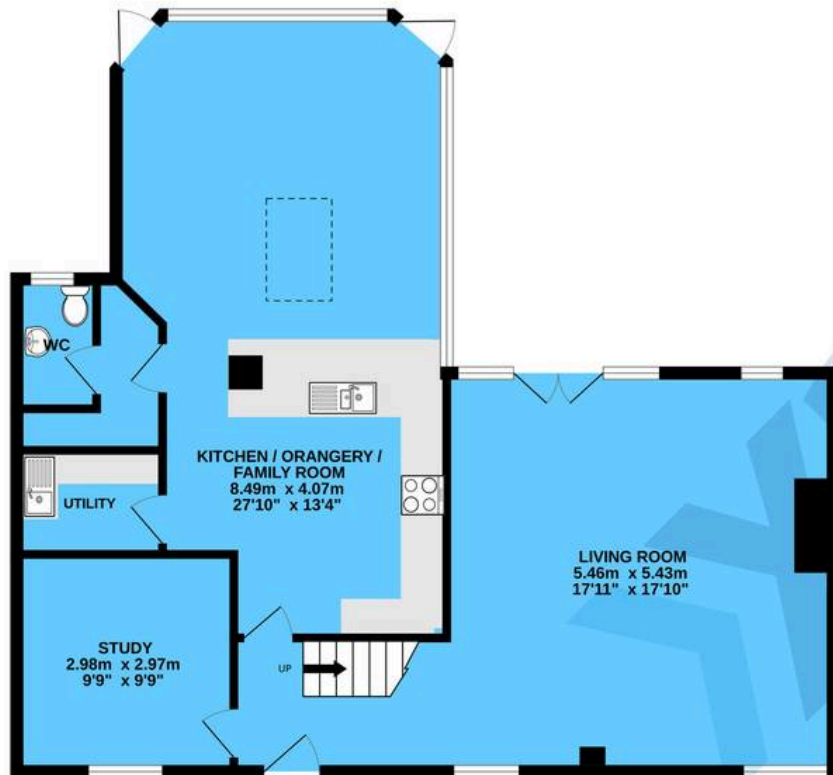
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



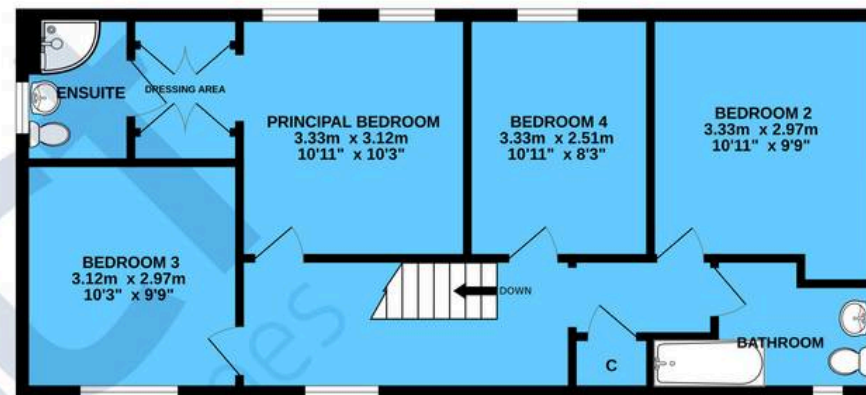




GROUND FLOOR  
91.5 sq.m. (985 sq.ft.) approx.



1ST FLOOR  
64.5 sq.m. (694 sq.ft.) approx.



TOTAL FLOOR AREA : 156.0 sq.m. (1679 sq.ft.) approx.

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.

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Xact Homes

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