



11 The Old Coach House

Lynn Lane, Shenstone, WS14 0EN



MARK BENTLEY

ESTATE AGENT



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A very attractive and spacious two double bedroom two bathroom freehold barn conversion with stunning open plan living room and comprehensively fitted kitchen, two allocated parking spaces adjacent to the barn and lovely well stocked west facing rear garden with views over open fields.

This lovely barn conversion sits in this wonderful development of 11 super barn conversions which sits behind electric gates and a long gravel driveway, in a lovely rural setting on Lynn Lane less than a mile from the village of Shenstone.

The very popular village of Shenstone offers a good range of village shops, four popular pubs, village church and hall, a railway station providing services to Birmingham and Lichfield and access to the M6 Toll, A38 & A5.

The village of Stonnall is just over a mile away and also offers village shops and access to the A452 and onwards to Sutton Coldfield and Birmingham City Centre.





11 The Old Coach House comprises:

Pretty Front garden

Wide lawn, border shrubs and flower beds, pathway to entrance and side gate and side access to rear.

Entrance Hall 7.65m x 1.13m min 1.68m max

Attractive quality Solidor entrance door, engineered wood flooring, radiator, two windows overlooking the courtyard and doors to guest cloakroom, utility room, bedrooms one and two and the large open plan kitchen and living area.

Guest Cloakroom 1.77m x 1.05m

White suite with wall hung WC, handwash basin with cupboard under and wall display niche.

Utility room 2.20m x 1.12m

Housing and plumbing for washing machine and tumble dryer and side storage cupboards.

Stunning open plan comprehensively fitted kitchen and living room 6.92m x 5.98m

Excellent range of contemporary light grey matching base and wall units with brushed gold style handles and light Silestone quartz work tops, deep white glazed sink unit with swan neck tap and built-in appliances including 2 AEG ovens, hob unit, fridge and freezer and dishwasher. Feature Vaulted ceiling with feature beams, engineered wood flooring, radiators, two windows overlooking the courtyard, window overlooking the rear garden and glazed double doors to the patio.





Bedroom 1 4.67m x 3.50m max

Range of tall fitted wardrobes including triple wardrobe with 3 sliding doors (middle door mirror fronted), double wardrobe with two sliding doors (one mirror fronted), radiator, window overlooking the rear garden, feature vaulted ceiling and door to en-suite.

En-suite Bathroom 2.11m x 1.76m

White suite with panelled bath with Grohe shower fittings and taps and shower screen, wall hung wash basin with cupboard under and mirror over, heated tiled rail, WC, light grey pearl effect Porcelanosa wall tiling and frosted window to the rear.

Bedroom 2 4.70m x 3.81m max 2.96m min

Fitted double wardrobes, radiator, feature vaulted ceiling, high level built in storage cupboard, window overlooking the rear garden and door to en-suite.

En-suite Shower Room 2.00m x 1.73m

Large shower cubicle with Grohe storm and body shower, wall mounted washbasin with mirror over and cupboard under, WC, heated towel rail and Porcelanosa tiling.

Outside

Two allocated parking spaces adjacent to the property.

Good sized west facing rear garden

Sandstone paved patio, lawn, border beds and walling, path & steps up upper lawned garden area with further border beds and rear patio area overlooking open fields.

Tenure Freehold**Service Charge**

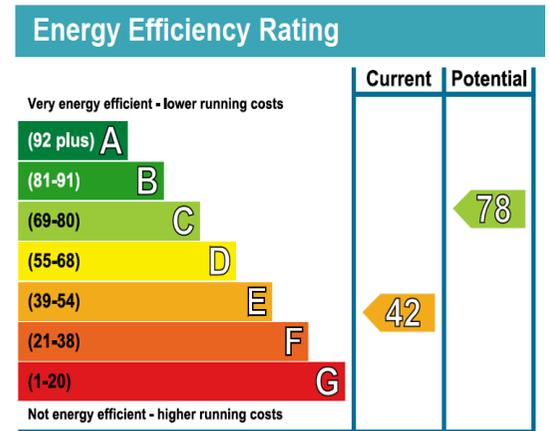
Each Resident will be part of The Old Coach House Management Company and there will be an annual charge (currently estimated as £500) towards the cost of maintaining the electric gates, driveways and courtyard.

Viewing

Call 0121 353 6212 or 07768 035 065 or email mark.bentley@exp-uk.co.uk to arrange to view this lovely barn conversion.







0121 353 6212

07768 035 065

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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Mark Bentley for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.