

HUNTERS®

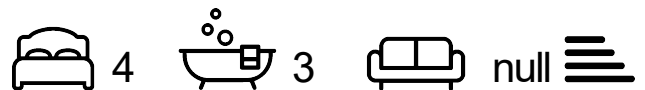
HERE TO GET *you* THERE



Smith Meadow Barn

Tamworth, B78 2EW

£895,000



Council Tax: F



Smith Meadow Barn Smith Meadow Barn

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Entrance Hallway

Ceramic tiled flooring, double doors to front, double glazed window to rear, radiator, power points, central stairway to the first floor.

Kitchen

18'2 x 15'1 (5.54m x 4.60m)

Ceramic tiled flooring, double glazed window to rear, double doors to front, multi fuel burner, integrated fridge freezer, integrated dishwasher, exposed beams, power points, sink and drainer and radiator.

Utility

9 x 5'10 (2.74m x 1.78m)

Ceramic tiled flooring, stainless steel sink and drainer, wall and base units, power points, plumbing for washing machine and ceiling light.

Office

8'11 x 6'8 (2.72m x 2.03m)

Ceramic tiled flooring, double glazed window to side, power points, ceiling light and radiator.

WC

Ceramic tiled flooring, low flush WC, hand wash basin, ceiling light and extractor fan.

Living Room

27'5 x 18'1 (8.36m x 5.51m)

Oak flooring, double doors to garden, multi fuel burner and feature fireplace, double glazed window to rear, exposed beams, ceiling light, radiator and power points.

Bedroom Two

14'2 x 12 (4.32m x 3.66m)

Carpeted flooring, double glazed window to front,

power points, ceiling light, radiator and exposed beams.

En-Suite

Tile effect flooring, part tiled walls, walk in shower, low flush WC, sink and vanity unit and ceiling light.

Bedroom Three

16'8 x 7'3 (5.08m x 2.21m)

Carpeted flooring, double glazed window to front, walk in wardrobe, ceiling light, radiator and power points.

En-Suite

Wood effect laminate flooring, part tiled walls, Velux window, low flush WC, corner bath, exposed beams and ceiling light.

Bedroom Four

16'10 x 10'6 (5.13m x 3.20m)

Carpeted flooring, exposed beams, double glazed window to rear, radiator, ceiling light and power points.

En-Suite

Wood effect laminate flooring, walk in shower, sink, low flush WC, part tiled walls, radiator and ceiling light.

Bedroom Five

10'4 x 10'3 (3.15m x 3.12m)

Carpeted flooring, double glazed window to front, Velux window, ceiling light, power points and radiator.

Annexe Living Room

20 x 18'8 (6.10m x 5.69m)

Oak flooring, double doors to courtyard, multi fuel burner and feature fireplace, radiator, ceiling light and power points.

Tel: 01827 66277

Annexe Kitchen

13'9 x 6'7 (4.19m x 2.01m)

Stone cobble flooring, radiator, built in cupboard, wall and base units, built in oven and hob, sink and drainer, double glazed window to rear, ceiling light and power points.

Annexe WC

Stone cobble flooring, low flush WC, hand wash basin and ceiling light.

Annexe Bedroom

16'4 x 12'10 (4.98m x 3.91m)

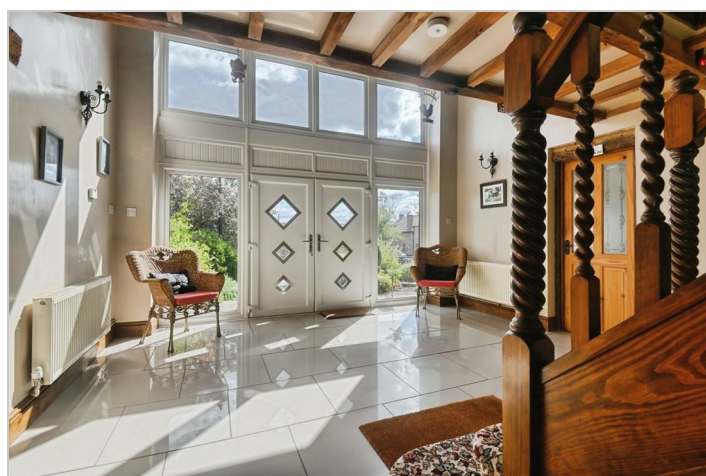
Spiral staircase, pine flooring, built in storage, double glazed window to front, ceiling light, radiator, power points and exposed beams.

Annexe En-Suite

Pine flooring, sink, walk in shower, low flush WC, radiator and ceiling light.

Garden

Lawn areas, mature borders, paved patio seating areas, driveway with parking for multiple vehicles, open countryside to all sides.



Piccadilly

M42

bus, Landsat / Copernicus, Maxar Technologies

A map showing the study area. The M42 motorway runs diagonally from the bottom left to the top right. A location pin is placed on the M42, labeled 'Piccadilly'. To the left of the pin, the word 'Cliff' is written. The Google logo is in the bottom left corner, and 'Map data ©2020' is in the bottom right corner.

The Ground Floor plan features a central hallway connecting several rooms. On the left side, there is a Utility room (2.75m x 1.77m / 9'0" x 5'10"), an Office (2.73m x 2.02m / 8'11" x 6'8"), and a small W.C. and Hall area. The main section contains a large Kitchen (5.53m x 4.69m / 18'2" x 15'1") and a Living Room (8.35m x 5.51m / 27'5" x 18'1"). To the right, there is another Living Room (6.18m x 5.70m / 20'0" x 18'8") with its own Kitchen (4.18m x 2.00m / 13'9" x 6'7") and a W.C.

Ground Floor

The First Floor plan includes a central landing area. On the left, there are two bedrooms: Bedroom 2 (4.33m x 3.65m / 14'2" x 12'0") and Bedroom 5 (3.14m x 3.12m / 10'4" x 10'3"). A Dressing Room (2.00m x 1.20m / 6'7" x 4'0") is located between them. The right side of the floor contains three more bedrooms: Bedroom 4 (5.13m x 3.20m / 16'10" x 10'6"), Bedroom 3 (5.07m x 2.22m / 16'8" x 7'3"), and Bedroom 1 (4.97m x 3.90m / 16'4" x 12'10"). There are also two bathrooms (3.00m x 2.00m / 9'10" x 6'7" and 2.70m x 2.00m / 8'10" x 6'7") and two en-suite areas (2.50m x 1.50m / 8'2" x 4'11" and 2.50m x 1.50m / 8'2" x 4'11").

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Please contact our Hunters Tamworth Office
on 01827 66277 if you wish to arrange a viewing appointment for this
property or require further information.

Energy Efficiency Rating

Rating	Score Range	Current	Potential
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Rating	Score Range	Current	Potential
A	92 plus		
B	81-91		
C	69-40		
D	55-48		
E	39-54		
F	21-38		
G	1-28		

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales

EU Directive 2012/27/EC

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