



## Birmingham Road, Whitacre Heath, Birmingham, B46 2EP

- Characterful Semi-Rural Family Detached
- Gardens and Paddocks of 1.53 acres
- Several Outbuildings
- Two Lovely Receptions
- Council Tax Band G
- Four Double Bedrooms
- Double Garage
- Conservatory
- Kitchen, Utility and Guest Cloaks
- Immense Potential for Extension and Modernisation

**Asking Price £775,000**

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\*Reduced by £75,000\*

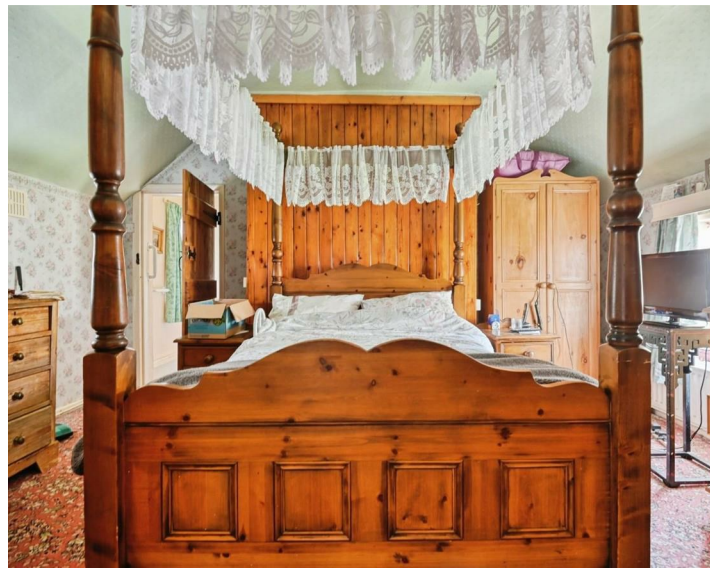
"Chapel Cottage" offers a unique opportunity to acquire a characterful family detached in a beautiful semi-rural location, yet still very accessible for M42 motorway. Originally a Wesleyan Chapel and two farm workers cottages and dating back to approximately 1820, the property, which requires certain modernisation, offers huge potential and with three paddocks could suit an equestrian enthusiast. The gas centrally heated accommodation briefly comprises; enclosed porch, sitting room with brick built inglenook open fireplace and open tread stairs to first floor, living room with twin fireplaces and an inset wood burner, kitchen/breakfast room with Worcester gas boiler, utility room with guest cloaks off and conservatory built in 2022. First floor approached via either open tread stairs from sitting room or cast iron spiral stairs from living room leading to four double bedrooms and a large family bathroom with royal blue suite and sauna.

Outside, double garage with mezzanine floor and offering potential to convert to an annexe (subject to planning and approval), gardens incorporating three paddocks in total, extending to over one and a half acres with numerous outbuildings, stable, four greenhouses and a large brick built store.

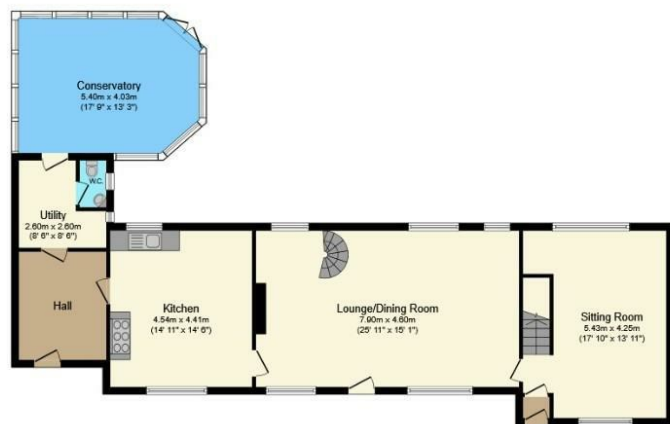




# Birmingham Road, Whitacre Heath, Birmingham, B46 2EP







**Ground Floor**



**First Floor**

Total floor area 208.4 sq.m. (2,243 sq.ft.) approx

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).

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### Viewings

Please contact [sutton@hunters.com](mailto:sutton@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



32a Beeches Walk, Sutton Coldfield, B73 6HN  
Tel: 0121 355 0555 Email: [sutton@hunters.com](mailto:sutton@hunters.com) <https://www.hunters.com>

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

