



Hill Lane, Birmingham

- NO UPWARD CHAIN
- STUNNING GEORGIAN COUNTRY HOUSE CONVERSION
- PRINCIPLE BEDROOM WITH ENSUITE
- FULLY FITTED KITCHEN
- VIEWING ESSENTIAL

- IMMACULATELY PRESENTED TWO BEDROOM DUPLEX APARTMENT
- GATED COMPLEX
- FRONT & REAR GARDENS
- HIGH SPECIFICATION FIXTURES & FITTINGS

Offers Over £299,950

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Hill Lane, Birmingham

DESCRIPTION

The current building dates from around 1841 when Mr Robert Wellbeloved Scott (1803-1856) of Stourbridge built the Red House on his 27 acre estate. The name Red House probably dates from the late 1700's when it was the summer residence of Anne Scott (1731-1813) and there is evidence of earlier buildings being on the site. This beautifully converted mansion building was part of a grade two listed refurbishment which includes eight apartments and six houses.

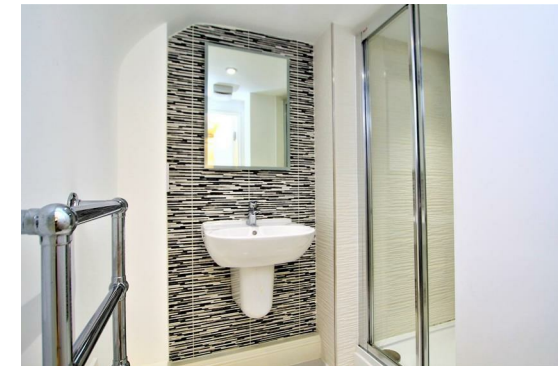
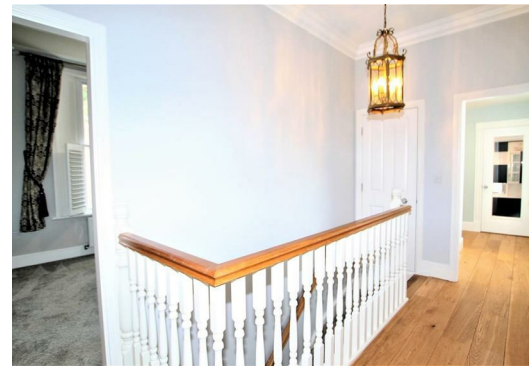
The internal accommodation simply must be viewed to fully appreciated and briefly comprises; a stylish contemporary lounge with feature fireplace, storage units and bespoke window shutters.

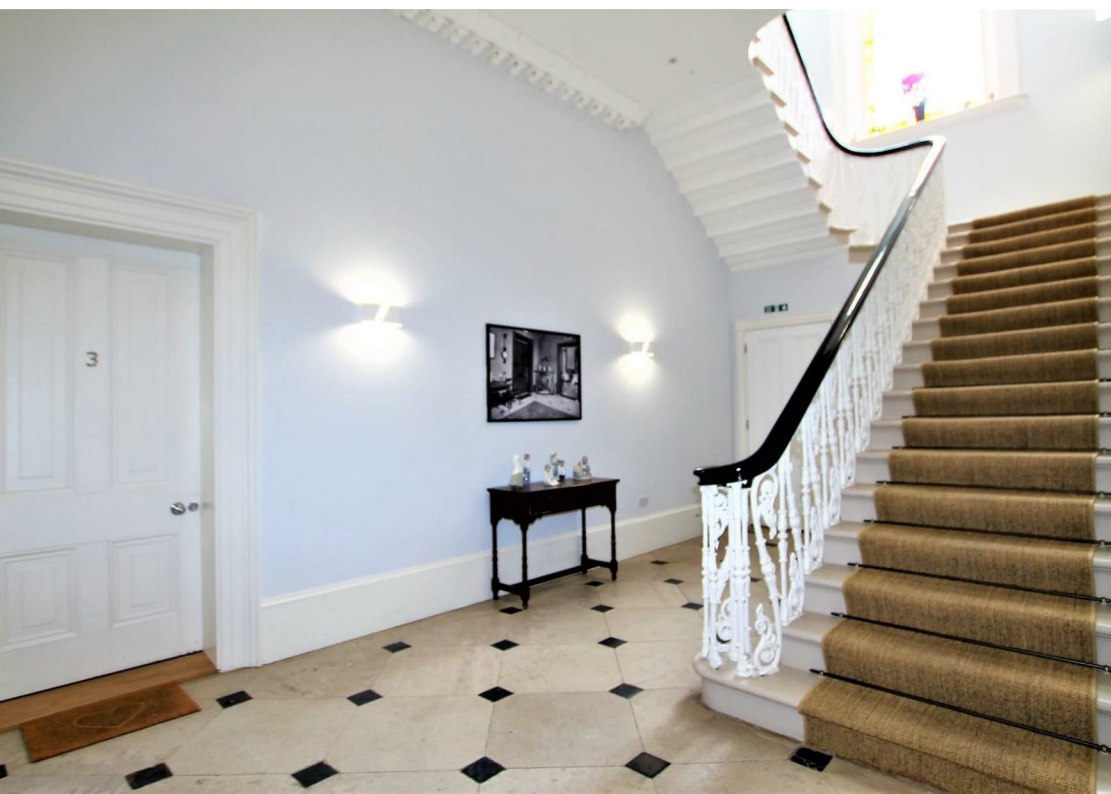
Leading up into the kitchen, benefitting from modern selection of wall and base cabinets, stylish sink and drainer, hob and oven, high quality granite worktops and space for integrated appliances including a tall fridge and freezer.

The principle bedroom offers excellent proportions with traditional sash windows and it's own bathroom. The bathroom offers a modern high quality suite with intricate flooring a large walk-in shower and wash hand basin and W.C.

Downstairs leads into private living quarters featuring a cellar store, modern shower room, separate W.C and an excellent size bedroom which benefits from built in storage.

We have been advised by the current Vendor - Leasehold 110 years remaining Ground Rent £250.00 per annum Service Charge £1800.00 per annum (A solicitor should verify this information).

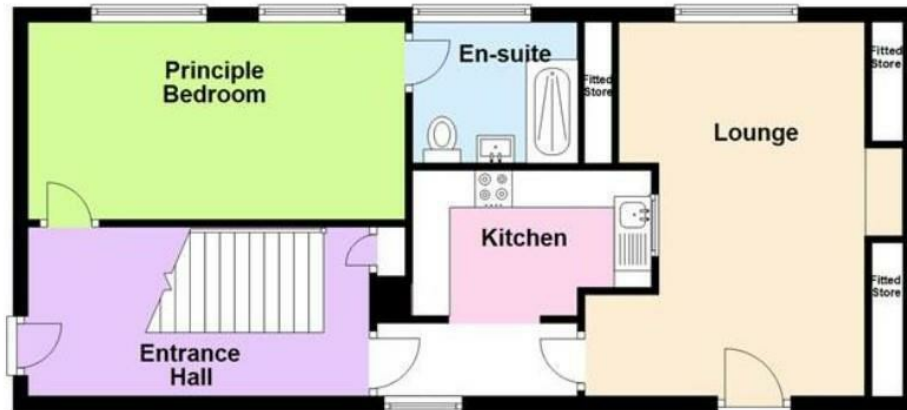




Private Downstairs Suite




Ground Floor



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

Viewing

Please contact our Hunters Sutton Coldfield Office on 0121 355 0555 if you wish to arrange a viewing appointment for this property or require further information.

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