



**BIRMINGHAM ROAD, LEA MARSTON, B76 0BN
OFFERS OVER £700,000**



Occupying a delightful semi-rural position within the sought-after village of Lea Marston, Kopervik is an exceptional five-bedroomed detached freehold family home that has been thoughtfully extended and converted to create a substantial and beautifully presented residence. Offering generous internal proportions throughout, the property combines character, versatility and modern family living, whilst also presenting further conversion potential, subject to the necessary planning permissions and consents.

Steeped in local history, Kopervik retains a charming original piggery at the end of the garden, adding a unique and distinctive feature rarely found in homes of this calibre. The property enjoys easy access to extensive open green spaces and scenic walks along the River Tame, whilst excellent road connections provide convenient commuting links throughout the local area, neighbouring towns and major city centres. Finished to an impressive standard by the current owners, no detail has been overlooked in the creation of this outstanding home. Benefitting from gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises an enclosed porch leading to a welcoming entrance hall. The heart of the home is a superb fitted breakfast kitchen, offering extensive storage and workspace alongside generous dining and informal seating areas, ideal for both family life and entertaining.

A sizeable utility room and guest cloakroom/WC further enhance the practicality of the ground floor. To the opposite side of the property, a spacious family lounge provides an excellent reception space and opens into a rear orangery overlooking the gardens. From the lounge, a separate staircase rises to an impressive principal suite, comprising a generous double bedroom and contemporary en-suite shower room. The main staircase serves four further well-proportioned double bedrooms, all complemented by a comprehensive family bathroom.

Externally, the property is approached via a substantial gravel driveway providing extensive off-road parking and access to a double garage, which may offer additional conversion opportunities subject to the relevant approvals. The rear garden is beautifully maintained, featuring manicured lawns, mature shrubs, established perennial borders and a high degree of privacy, creating an attractive outdoor setting for relaxation and entertaining. A rare opportunity to acquire a unique family home in a desirable village location, early internal viewing is highly recommended to fully appreciate the quality, space and lifestyle on offer.



49 Walmley Road, Walmley, Sutton Coldfield, West Midlands, B76 1NP

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Set back from the road behind a multi vehicular gravelled drive, with pruned shrubbed borders to fore, access is gained into the accommodation via a PVC double glazed set of French doors into:

PORCH: Glazed obscure door and window open into:

ENTRANCE HALL: Doors open to lounge, glazed door to fitted breakfast kitchen, radiator, stairs off to first floor.

FAMILY LOUNGE: 21'06 x 11'00: PVC double glazed window to fore, space for complete lounge suite, a solid fuel burning stove is provided and is set upon a slate hearth, radiator, door back to entrance hall, door to master suite and glazed bi-folding doors open into:

REAR ORANGERY: 13'09 x 9'04: PVC double glazed bi-folding doors to rear having roof lantern over, space for dining suite or lounge suite, glazed bi-folding doors open back to family lounge.

FITTED BREAKFAST KITCHEN: 24'07 x 14'07 max / 8'03 min: PVC double glazed windows to fore and to rear, matching wall and base units with integrated fridge / freezer, recess for Rangemaster-style Aga, edged work surface with Butlers sink, extractor canopy over, tiled and panelled splashbacks, glazed door back to entrance hall, space is provided to a dining / breakfast area for table and chairs or potential lounging suite, radiator, glazed door opens to:

UTILITY: 22'01 x 6'09: PVC double glazed doors to fore and to rear, matching base units with recesses for fridge and washing machine, roll edged work surface with sink drainer unit, tiled splashbacks, radiator, glazed door back to breakfast kitchen and a door opens to:

GUEST CLOAKROOM / WC: PVC double glazed obscure window to rear, suite comprising low level WC and vanity wash hand basin, radiator, door back to utility.

MASTER SUITE: 15'11 x 13'06: A door leads from the lounge to stairs providing access to main bedroom area, PVC double glazed windows to fore and to rear, space for double bed and complementing suite, fitted wardrobes, radiator, stairs provide access back to ground floor and to lounge, further door opens to:

ENSUITE SHOWER ROOM: Suite comprising step-in shower cubicle with glazed



TENURE: We have been informed by the vendor the property is Freehold: .
Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.
Council Tax Band: F Council: North Warwickshire Borough Council





splash screen bi-folding door, low level WC and wash hand basin, ladder style radiator, tiled splashbacks, door back to bedroom.

STAIRS & LANDING TO FIRST FLOOR: (MAIN HOME): Obscure window to fore, doors open to four bedrooms and a fully comprehensive family bathroom.

BEDROOM TWO: 16'04 x 8'06: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 13'06 x 8'02: PVC double glazed window to rear, space for double bed and complementing suite, radiator, built-in wardrobe, door back to landing.

BEDROOM FOUR: 13'10 x 9'07: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM FIVE: 10'11 x 10'11: PVC double glazed window to rear, space for double bed and complementing suite, fitted sliding mirrored wardrobes, radiator, door back to landing.

FULLY COMPREHENSIVE BATHROOM: PVC double glazed obscure window to rear, suite comprising corner shower with splash screen doors, corner Jacuzzi-style bath, low level WC and vanity wash hand basin, ladder style radiator, tiled splashbacks and flooring, door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to lawn, delightfully-maintained borders line and privatise the perimeter of the home with access being given to multiple dining and entertaining spaces, doors open back to the accommodation via orangery and utility, access is also provided to a potting shed / previous piggery and store as well as a sizeable garage.

POTTING SHED / PIGGERY: 11'05 x 6'02: Window and door open to garden.

STORE: 7'09 x 6'02: Window and door open to garden.

GARAGE: 18'04 x 14'02: (please check suitability for your own vehicle): Roller-style door to fore, PVC double glazed windows to rear with door to side opening back to garden.



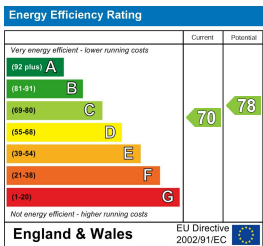
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