



Brook Barn, Peterbrook Road, Majors Green, Bromsgrove B90 1ED

£600,000

[www.simonburthomes.co.uk](http://www.simonburthomes.co.uk)



## Key Features

Reception Hall  
 Re-Fitted Guest Shower Room  
 Superb Bespoke Hand Crafted  
 Breakfast Kitchen  
 Magnificent Living Room with Timber  
 Beamed, Vaulted Ceiling  
 Dining Room  
 Delightful Snug  
 Three Bedrooms  
 (One on the Ground Floor)  
 Re-Fitted 'Jack and Jill' Bathroom  
 Gas Central Heating  
 Double Glazing  
 Separate Guest Barn with further Double  
 Bedroom, Re-Fitted En-Suite Bathroom  
 and Attached Garage  
 Gated Gravelled Driveway Parking for  
 Multiple Vehicles  
 Professionally Landscaped Gardens  
 Enviably Views over Open Countryside  
 No Chain

Brook Barn is an impressive, beautifully  
 presented and thoughtfully improved,  
 detached, barn conversion, offering a  
 wealth of character features, sitting  
 within grounds of just under one acre.

## Director's Comments

No expense has been spared in  
 creating this wonderful, charming and  
 characterful detached barn  
 conversion, which has the benefit of a  
 separate guest barn comprising of a  
 further double bedroom, en-suite and  
 adjoining garage.

This stunning home has professionally  
 landscaped gardens and enjoys a  
 southerly aspect to the rear with further  
 views over open countryside.

## Tenure

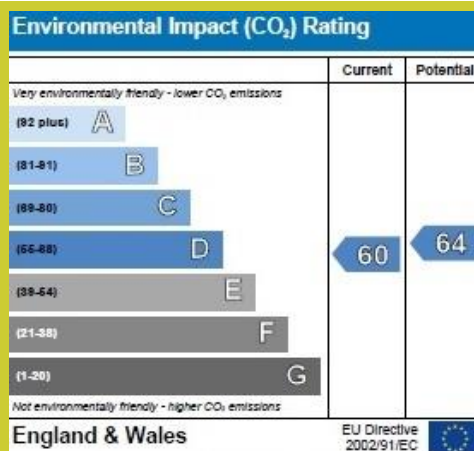
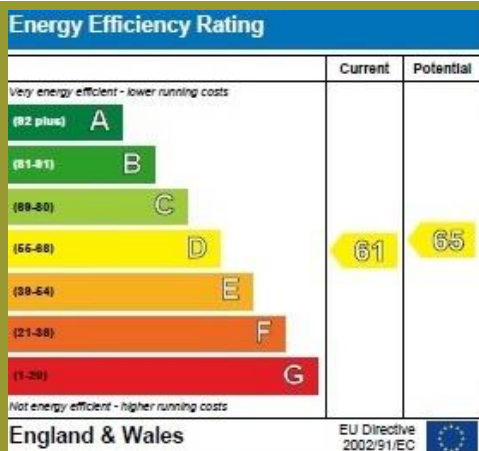
We have been advised that the  
 property is FREEHOLD. However, you  
 should check this with your legal advisor  
 before exchanging contracts.

## Local Authority

Bromsgrove District Council

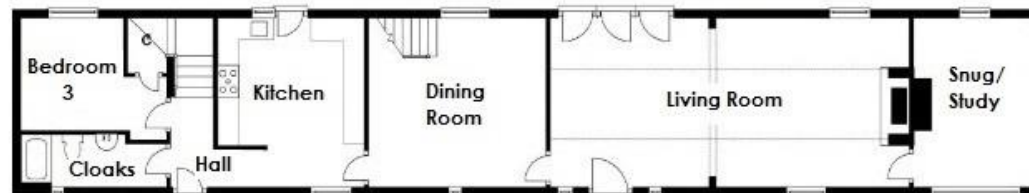
## Viewing Arrangements

Telephone: 0121 705 4040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk



### Ground Floor / Main Barn

Approx 92.4 sq. metres (994.3 sq. feet)



### Approximate Room Measurements - Main Barn

Living Room	8.20m x 4.00m	(26'9" x 13'1")
Dining Room	4.10m max x 4.00m	(13'5" max x 13'1")
Kitchen	4.00m x 3.48m	(13'1" x 11'4")
Snug/Study	4.00m x 2.80m	(13'1" x 9'2")
Bedroom 3	3.43m max x 2.66m max	(11'3" max x 8'7" max)

### First Floor

Approx 47.5 sq. metres (511.6 sq. feet)



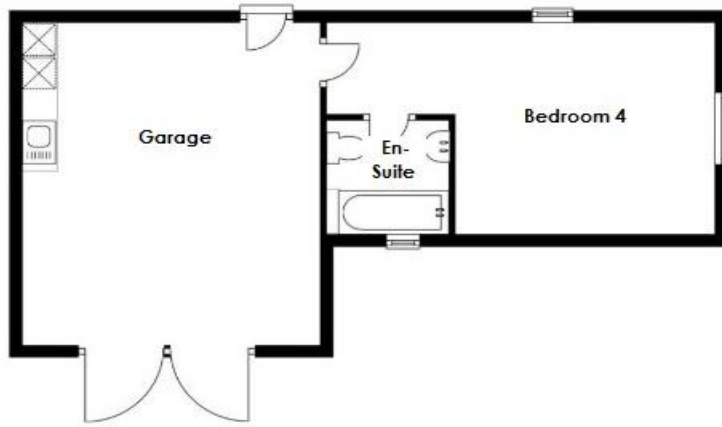
### Approximate Room Measurements - Main Barn - First Floor

Bedroom 1	4.19m x 4.00m	(13'7" x 13'1")
Bedroom 2	4.00m max x 3.43m max	(13'1" max x 11'3" max)
Bathroom	4.00m max x 3.70m max	(13'1" max x 12'1" max)

These particulars do not constitute part or all of an offer or contract.  
 The measurements indicated are supplied for guidance only and as such must be considered incorrect.  
 Potential buyers are advised to recheck the measurements before committing to any expense.  
 Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the  
 buyer's interests to check the working condition of any appliances.  
 Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain  
 verification from their solicitor.

### Guest Barn

Approx 43.3 sq. metres (466.6 sq. feet)



### Approximate Room Measurements – Guest Barn

Bedroom 4	5.92m max x 3.42m max	(19'4" max x 11'2" max)
Garage	5.47m x 4.54m	(17'9" x 14'9")













