



Wadbarn, Berkswell Road, Meriden CV7 7LB

£849,950

www.simonburthomes.co.uk

Key Features

Open Plan Reception Rooms
 Inner Hallway / Guest Cloakroom
 Sitting Room / Magnificent Dining Kitchen
 Utility / 'L' Shaped Landing / Four Bedrooms
 Four En-Suites / Gas Central Heating
 Ground Floor Underfloor Heating
 Double Glazing / Triple Car Garage Block
 Elevated Plot of just over 2 acres
 No Chain

Wadbarn is a magnificent four bedroomed 'L' shaped, detached, family barn conversion enjoying an elevated plot on a superb plot of just over 2.1 acres

Tenure

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

Director's Comments

An early internal viewing of this fantastic family country home is highly recommended to fully appreciate the blend of original features and contemporary living accommodation which benefits from natural stone and marbled tiled flooring with underfloor heating throughout the ground floor, solid oak doors and oak effect double glazed windows. This is a truly remarkable opportunity to acquire a unique family orientated character residence conveniently situated within the heart of the Warwickshire countryside.

Local Schools

Meriden Church of England Primary School
 Berkswell Church of England Voluntary Aided Primary School

Local Authority

Solihull Metropolitan Borough Council

Wadbarn, Berkswell Road

Approximate Gross Internal Area = 258.5 sq m / 2782.4 sq ft

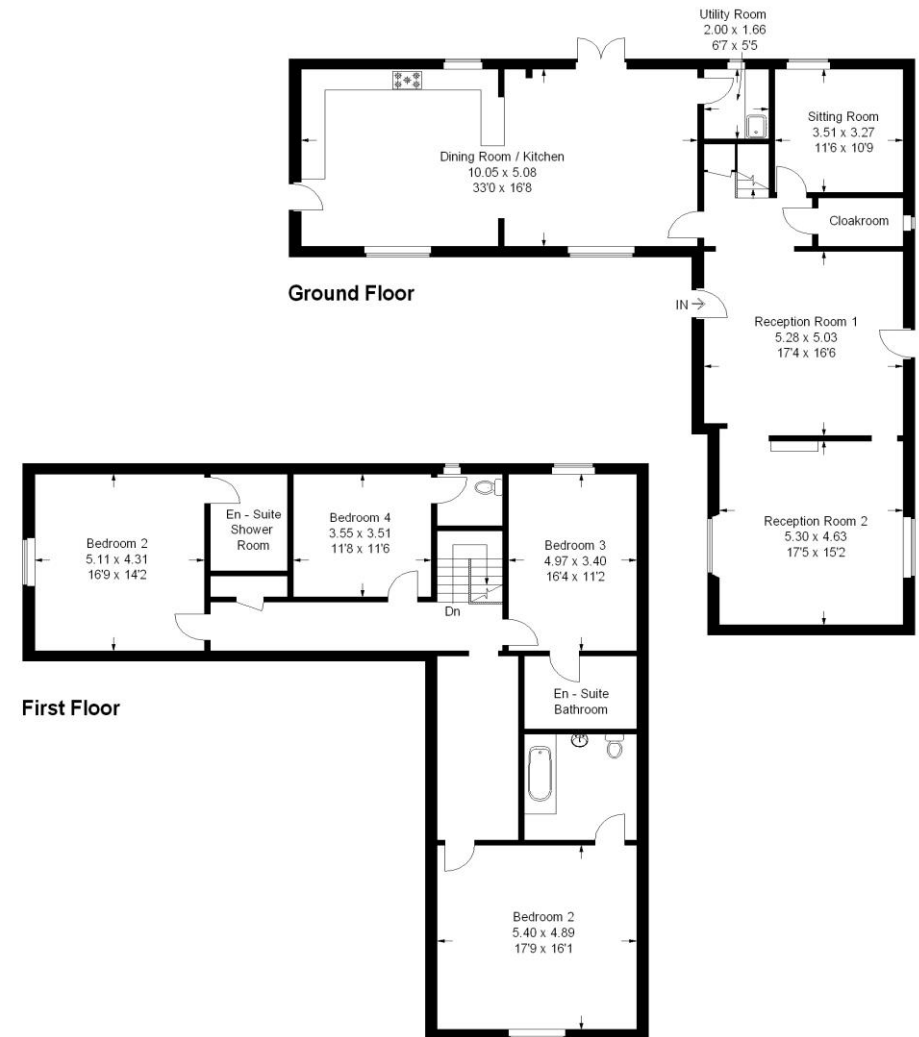


Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2013 (1D78261)

Viewing Arrangements

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		71	73
(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	

Environmental Impact Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(02-100) A			
(81-91) B			
(69-80) C		68	69
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	

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.



