



LexAllan
Grove *Village*

2 Swancote Farm Barns, Chaddesley Corbett, DY10 4NR

...doing things differently

Price Guide £575,000

Home with a view...

Welcoming to market, The Byre. One of the beautiful barns located on the grounds of Swancote Farm, situated on the outskirts of the picturesque village of Chaddesley Corbett. Offering a beautiful rural location with stunning countryside views, whilst also being just a short distance of the village of Chaddesley Corbett, you will find various amenities within reach to include restaurants, pubs, butchers and florists. The towns of Bromsgrove and Kidderminster are also in easy access.

Located off Tanwood Lane, Chaddesley Corbett - this stunning two bedroom barn oozes with charm and character! The property comprises of a welcoming hallway, downstairs w.c, double doors leading into dining room, spacious lounge and well equipped kitchen. On the first floor you will find a shower room, two excellent sized bedrooms with far reaching views and one benefits from en-suite with feature bath! The outside space is a perfect place to enjoy a tranquil evening or for those who wish to soak up the local countryside. The home benefits from private parking and a garage with stairs leading to further additional storage. Viewings are highly recommended! EJ 25/3/24 V2







Approach

Via private road leading to stone chip courtyard with private parking and further parking located in the garage. Access to side of property and front door leading to:

Entrance Hallway

With double glazing windows and door to front, central heating radiator and solid wood flooring. With access to downstairs w.c., double doors through to dining room and stairs to the first floor landing.

Dining Room 13'9" x 9'10" (4.2 x 3.0)

With double glazing windows and French doors to rear, central heating radiator and solid wood flooring. With double doors leading to hallway and door into lounge.

Lounge 18'4" max x 16'8" (5.6 max x 5.1)

With double glazing window and French doors to rear, central heating radiator and solid wood flooring. Feature exposed brick fireplace with gas fire and solid wood mantle. Door into under stairs storage and dining room.

Kitchen 12'9" x 10'9" (3.9 x 3.3)

With double glazing window to side, central heating radiator and beautiful solid stone flooring. Featuring a variety of fitted wall and base units with work surface over, one and a half bowl sink with drainage and mixer tap, integrated NEFF oven, warming drawer and microwave along with five ring electric NEFF hob with extractor fan over. Integrated Bosch fridge freezer and door to front and lounge.

Downstairs W.C.

With solid wood flooring, w.c., fitted wash hand basin and fitted storage cupboard.

First Floor Landing

With access to loft and doors radiating to:

Bedroom One 10'9" x 16'8" (3.3 x 5.1)

With double glazing window to rear, skylight to front, two central heating radiators and door to en-suite.

En-suite 11'1" max x 12'9" max (3.4 max x 3.9 max)

With double glazing window to side, skylight to front and chrome heated towel rail. Low level w.c., vanity unit with storage and feature bath with handheld shower. Access to storage cupboard with housing boiler.

Bedroom Two 13'9" max x 17'0" max (4.2 max x 5.2 max)

With dual aspect double glazing windows to front and rear, skylight to rear and central heating radiator.

Shower Room 6'10" x 9'6" (2.1 x 2.9)

With skylight to rear, chrome heated towel rail and tiling to floor. Low level w.c., fitted wash hand basin, fitted corner shower and storage cupboard.









Garden

Low maintenance garden with lawn and patio area overlooking countryside views, established borders with fence panels, shed for storage and access to front of property via side gate.

Parking

With space for three vehicles at the front of the property and further space in front of garage.

Garage 28'6" max x 9'6" max (8.7 max x 2.9 max)

With barn door for access, double glazing window to rear and stairs leading to further split level landing with ample room for storage or a workshop. Lighting and electric points throughout.

Council Tax Band

The council tax band is E.

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor. We are advised that there is a management fee of approximately £500.00 per annum.

AGENTS NOTE: The property has a septic tank.

Referral Fee's

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that

they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove reserves the right to obtain electronic verification.

Our Community Partners

One of the appealing features for people moving into Hagley or one of the surrounding villages of Clent, Belbroughton, Blakedown or Churchill, is the great sense of community that is immediately apparent throughout the area.

This community spirit is particularly noticeable in the local business community and Lex Allan Grove Village is proud to be associated with a number of the businesses and organisations in the area...

...here's just a few of them



Destina by Good Travel - dedicated travel experts



fig & favour - modern food emporium



Hagley Bridal Studio - exceptional service



Our PlaiCe - award-winning fish & chips



Paddocks - choice cuts from the choice of villagers



Robinson & Sproson - professional eye care



West Hagley Football Club Under 13s in their new Lex Allan Grove Village shirts



The Vine Inn, Clent - a favourite local haunt



Hagley Train Station

...doing things differently

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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