



Bodymoor Heath, Sutton Coldfield

Carter Jonas

SEVEN ACRES BODYMOOR HEATH LANE BODYMOOR HEATH B76 9JF

Detached property with versatile accommodation
In all around 7 acres with gardens and paddocks
Stable block, hay barn and menage
NO ONWARD CHAIN

DESCRIPTION

The property is accessed via a covered canopy porch into a welcoming entrance hall with cloakroom off. The ground floor offers a versatile layout, including a spacious sitting room with ceiling beams, central fireplace, and patio doors to garden. The family room is an impressive space with a double height vaulted ceiling, with exposed beams, wood burner and double height windows, the room is open plan into a dining area.

The kitchen has a range of cabinets with Aga encased in a feature brick enclosure, and opens into a double height breakfast room. Office with bay window overlooking rear garden. The ground floor has a large double bedroom/gym and bathroom. The ground floor is completed by a double garage with two rear utility rooms. The principal bedroom is accessed by a spiral staircase opening into a large double room with open fronted wardrobes and ensuite bathroom. The house has a separate staircase leading to two bedrooms, one with an ensuite.

Accessed along a shared driveway, the property is entered through double metal gates, opening into a courtyard setting with the main house on one side with garage. On the other side is a large stable block and hay barn. To the rear of the property is a mature garden with trees and an ornamental pond.

A tarmac driveway provides off-road parking leading to a detached garage building with an electric door, and two integral house garages. To the front of the property is a gravel area providing parking facilities. Stable block with eight stables, central wash area, and tack room with power and water connected.

A SUBSTANTIAL COUNTRY RESIDENCE SET IN AROUND 7 ACRES IN A RURAL LOCATION CLOSE TO THE BIRMINGHAM AND FAZELEY CANAL. THIS IMPRESSIVE PROPERTY HAS A STABLE BLOCK, MENAGE, PADDOCKS AND GARDENS







There is a haybarn providing additional storage for vehicles or agricultural equipment. For equestrian enthusiasts, there is a fenced menage. Paddocks are accessible from the forecourt

LOCATION (All distances approximate)

Birmingham City Centre 14 miles
Morr Street Train Station 13 miles
The Belfry Golf Club 2.5 miles
M42 Junction 9 3 miles
M6 Toll north 2.5 miles

Mains electricity and water
Private drainage
Council Tax: Band G
Mobile phone coverage and broadband speeds can be checked here: checker.ofcom.org.uk.

Agents Note - The property is being sold by the Secretary of State for Transport. It was acquired in connection with the HS2 project. Restrictions relating to future compensation claims in respect of the scheme will be included in the sale contract. The property is approximately 842m from the line.

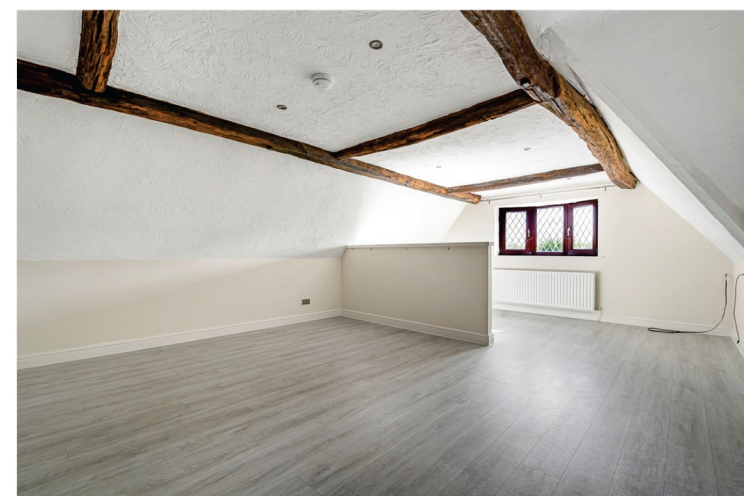
The redline marketing plan is not to scale and is for identification purposes only.

ADDITIONAL INFORMATION

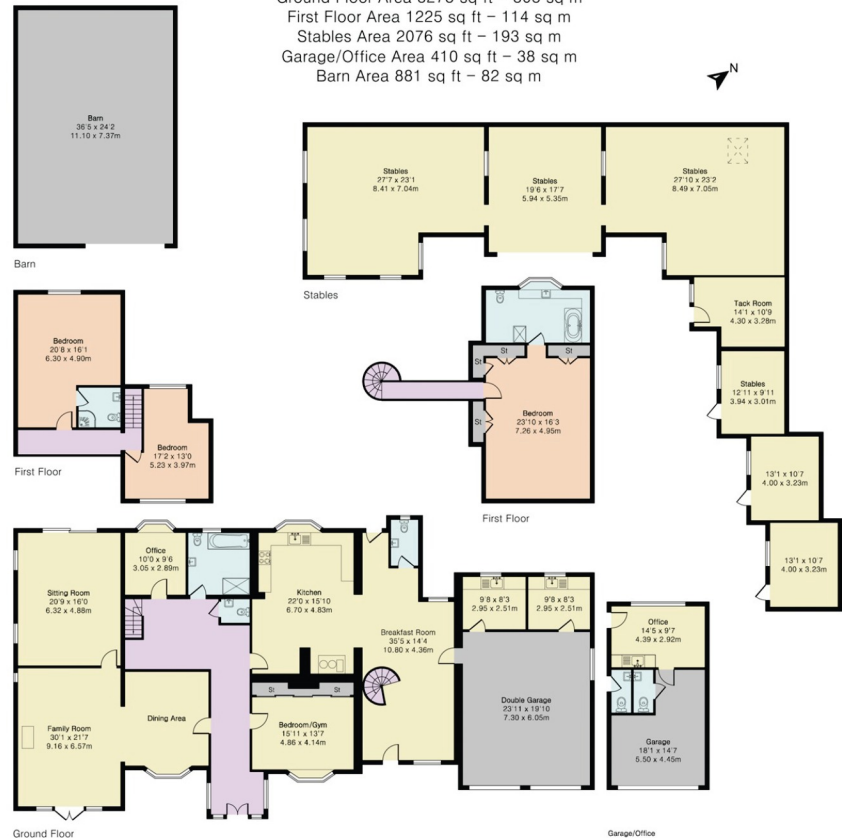
Tenure	Freehold
Viewing	Strictly by appointment through the sole selling agents Carter Jonas - T: 01865 511444

Directions	B76 9JF
	what3words:/// unspoiled.trap.cook





Approximate Gross Internal Area 4503 sq ft - 419 sq m
(Including Garage)
(Excluding Stables, Garage/Office & Barn)
Ground Floor Area 3278 sq ft - 305 sq m
First Floor Area 1225 sq ft - 114 sq m
Stables Area 2076 sq ft - 193 sq m
Garage/Office Area 410 sq ft - 38 sq m
Barn Area 881 sq ft - 82 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Carter Jonas



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	39 E	
21-38	F		
1-20	G		

IMPORTANT INFORMATION

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Offices throughout the UK

