



Sugarbrook Lane, Bromsgrove
£600,000

Features:

- Sizable private plot with stunning countryside views
- Four bedrooms
- Main bathroom, en-suite & GF shower room
- Spacious lounge with feature fireplace
- Office
- Open plan kitchen/diner
- Beautiful gardens, double garage & driveway
- EPC - C

Description:

Poolhouse Barn is a stunning four bedroom character barn conversion boasting beautiful scenic country views, situated off a private road on a sizable plot, within the semi-rural location of Stoke Pound, Bromsgrove. The impressive interior briefly comprises of a grand entrance hall with an large split staircase leading to the upper floor, sizable lounge with feature log burner fireplace and an opening into the office having stunning views over the rear garden and countryside beyond, a large open plan kitchen/diner with space for a full length dining table integrated dishwasher, inset sink with separate drainer and space for a range style cooker, a double bedroom four with fitted wardrobe storage and a refitted ground floor shower room with modern spa style shower unit. The first floor is split into two halves, the left side occupies a master bedroom with useful eaves storage, a shower room en-suite and a well-proportioned bedroom three and the right side gives off to a generous double bedroom two with further eaves storage, a principle bathroom and airing cupboard store. Outside the enviable south facing rear garden welcomes scenic views over cattle fields, the canal and Malvern hills beyond and occupies a large patio terrace overlooking the sizable lawn with a large central pond. The property also provides parking both to the front and side with space for upto six cars along with access to the large double garage having had newly fitted hard wood garage doors fitted. Furthermore, the property benefits from having mains fitted gas water and electricity, replaced hardwood doors and windows throughout, recently replaced combi-boiler system powering the gas central heating, The barn was converted 25 years ago to a high standard and is located in a private sought-after semi-rural location, the barn enjoys easy access to a nearby country pub and eatery with canal side moorings and countryside



walks, Avon Croft museum and links into nearby Bromsgrove Town providing further shopping and amenities. Fantastic transport links include the M5 and M42 for travelling into Birmingham, Worcester and further afield.

Details:

Entrance Hall

Open Plan Kitchen/Diner

18' 4" x 18' 1" (5.58m x 5.51m) max

Lounge

18' 4" x 17' 5" (5.58m x 5.30m) max

Office

9' 3" x 6' 9" (2.82m x 2.06m)

Ground Floor Shower Room

Bedroom Four

9' 3" x 9' 0" (2.82m x 2.74m)

First Floor Landing

Master bedroom

13' 7" x 14' 6" (4.14m x 4.42m) max

En-suite

Bedroom Two

17' 6" x 14' 7" (5.33m x 4.44m) max

Bedroom Three

8' 3" x 12' 4" (2.51m x 3.76m)

EPC Rating: C

Council Tax Band: F (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on
01527 910 300.



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Need a mortgage?

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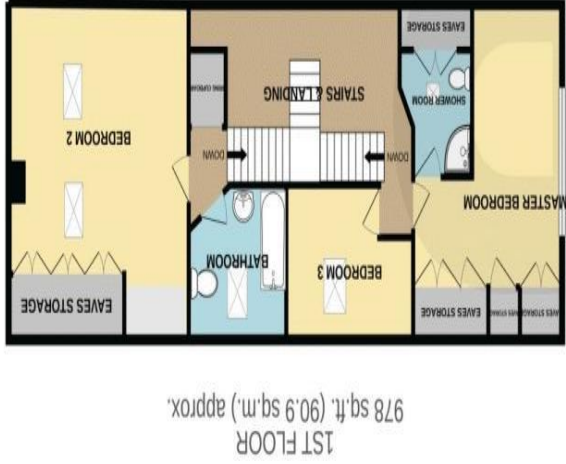
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TOTAL FLOOR AREA: 2230 sq.ft. (207.2 sq.m.) approx.
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