

BRICKLYN COTTAGES
BULLS LANE
WISHAW
B76 9QN


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



Located in the semi-rural village of Wishaw, this beautiful four bedroom cottage with separate annexe offers flexible living accommodation with traditional features, stunning contemporary kitchen and fabulous gardens and grounds.

ACCOMMODATION

Bricklyn Cottage Ground Floor:

- Reception hall
- Sitting room
- Lounge
- Dining area
- Conservatory
- Study
- Utility
- Kitchen/breakfast room
- Guest WC

Bricklyn Cottage first floor:

- Master bedroom with en suite bathroom
- Three further bedrooms
- Family bathroom

Annexe Ground Floor:

- Kitchen

Annexe First Floor:

- Lounge
- Bedroom
- Bathroom

Outside:

- Double garage with annexe
- Enclosed rear garden
- Detached Barn/store

The paddock adjoining Bricklyn Cottage which measures 1.641 acres will be subject to an overage to be agreed between the buyer and seller.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



DISTANCES

Sutton Coldfield 4.9 miles • Birmingham 8.2 miles
Lichfield 11.6 miles • Solihull 14 miles • M42 (J9) 3 miles
M6 Toll (T1) 3 miles • M6 (J4A) 7 miles • Birmingham
International/NEC 10 miles (Distances approximate)

SITUATION

Bricklyn Cottages is situated off Bulls Lane in the highly regarded semi-rural area of Wishaw.

Sutton Coldfield is just 5 miles away, providing a comprehensive range of shops and restaurants. Solihull is 14 miles to the south, whilst Birmingham city centre is only 8 miles away providing business and recreational opportunities.

There is an excellent choice of schools in Sutton Coldfield including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Bricklyn Cottages is also in a good location for easy daily access to schooling in Solihull, Twycross, Lichfield, Edgbaston and Repton.

The property is a short distance from the Belfry Hotel and Championship Golf Course, a superb amenity set in 550 acres which includes three 18-hole golf courses, excellent fitness facilities, spa, restaurants and bar.

One of the many advantages of the location is its fast connections to the A38, M42, M6, M6 Toll and Birmingham International /NEC.

DESCRIPTION OF PROPERTY

Bricklyn Cottages offers an opportunity to experience countryside living and provides flexible accommodation with traditional and contemporary features. The entrance door leads into the reception hallway with doors through to the ground floor accommodation. The sitting room to the front has dual aspect, the lounge and dining room lead on to each other with split level separation with views over the rear garden. The rooms have a light, contemporary feel but retain traditional features.

The dining room, to the rear of the property has French doors out onto the garden and understairs storage cupboard. The dining room leads into the living room with feature brick-built inglenook fireplace with Jet Master fire and double doors off to the conservatory, which has doors out onto the sun terrace; perfect for entertaining and al fresco dining. The dining room also benefits from French doors out to the side of the property.

The stunning kitchen/breakfast/family room has a beautiful range of contemporary high gloss Wellmann wall and base units, a central island and a range of integrated appliances including Miele fridge freezer, Neff microwave, hob, double oven and dishwasher. There is an eating area with French doors leading out to the front of the property and a door to the rear garden. Off the kitchen is the utility, housing boiler and space for washing machine. A guest cloakroom leads off from the utility with WC and wash hand basin. From the reception hallway leads the study, with window to the front, which completes the ground floor accommodation.

From the reception hallway lead the stairs to the first floor landing, with airing cupboard, loft access and window to the garden.

The light and airy master bedroom includes a range of fitted furniture and windows to the side and rear. There is an en suite shower room off the master bedroom, with shower, WC and wash basin.

Three further bedrooms; two having fitted furniture, a family bathroom with hand wash basin, WC, shower and free standing bath complete the first floor accommodation.

ANNEXE ACCOMMODATION

There is a self-contained annexe situated above the garage and includes a kitchen with Neff dishwasher, oven and hob, door to garden and access to garage. On the first floor there is a lounge with windows to the front and rear, a bedroom with window to the side, bathroom with shower, WC, hand wash basin. Planning permission has been granted for an extension to the annexe.

OUTBUILDINGS, GARDENS AND GROUNDS

The driveway is approached through an electric gated entrance providing access to the cottage, barn and annexe. There is a double garage and ample parking for many vehicles.

The rear garden is extensive with patio areas to sit and relax in, taking in the ambience of the outside space.

SERVICES

We understand that mains water and electricity are connected.



FIXTURES AND FITTINGS

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

DIRECTIONS (B76 9QN)

From the A5127 in Sutton Coldfield turn left onto Coleshill Street. At the traffic lights turn left on to Reddicap Road and follow on to Ox Leys Road. After the bridge over the A38, turn immediately right into Bulls Lane. Bricklyn Cottages is located on Bulls Lane, after turning onto Wishaw Lane.

TERMS

Tenure: Freehold

Local authority: Birmingham City Council, 0121 303 1111

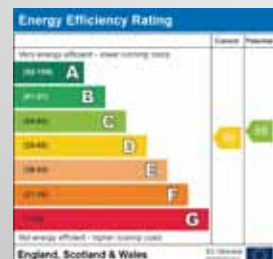
Tax band: Band G

Viewings: All viewings of Bricklyn Cottages are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

Bricklyn Cottage



Annexe



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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