



## 8 Lower Hill Farm, Pound Lane, Frankley Green, Worcestershire, B32

£295,000

- Beautifully Renovated Ground Floor Barn
- Worcester Bosch Boiler
- Garage & Ample Parking
- Countyside Views - See Video Tour link - <https://youtu.be/GXngqS9jpnQ>
- Modern Designer Bathroom
- Two Bedrooms
- Communal Garden and Rural Views
- Open Plan Living/Kitchen
- New Multi Fuel Log Burner (Negotiable)
- Close to Motorway Networks



## 8 Lower Hill Farm, Frankley Green B32 4BB

A rare opportunity to purchase a beautifully renovated two bedroom ground floor character barn, with modern bathroom, open plan living space, high beamed ceilings, ample parking and garage situated in a sought after location in Frankley Green, Birmingham, Worcestershire



Council Tax Band: C



#### DESCRIPTION

The property in brief comprises vaulted ceilings throughout, open plan living space with new multi fuel log burner (negotiable), modern kitchen having a range of wall & base units, electric oven & hob, extractor, integrated fridge, solid oak flooring, hallway with solid oak flooring, master bedroom with built in contemporary wardrobes, bedroom two (currently used as a dining room) with french doors to rear garden, modern designer bathroom comprising wc, bath with shower & rain shower, glass shower screen, part tiled walls, tiled floor.

#### OUTSIDE

Externally, the property is set within beautiful communal gardens with private BBQ area, having rural countryside views, single garage in a a block with ample parking.

#### LOCATION

Lower Hill Farm barns are located in a private setting within easy distance of transport links close to M5/M6 & M42 motorway networks, close to Romsley, Belbroughton, and Bromsgrove districts

In addition there are fine walks to be enjoyed in the surrounding area.

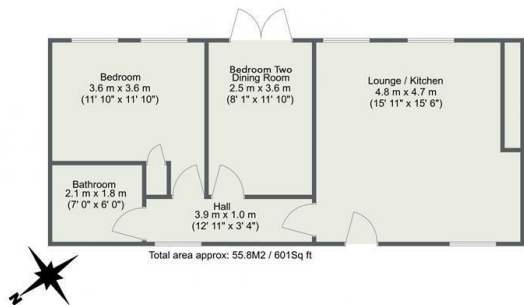
#### TENURE

The property is Freehold

Maintenance Charge: £100 per month



Lower Hill Farm



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.

### Viewings

Viewings by arrangement only. Call 0121 453 8447 to make an appointment.

Council Tax Band - C Bromsgrove



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		