



melvyn
Danes
ESTATE AGENTS

Barkers Lane

Wythall

Offers Around £600,000

Description

An enviable position for this Grade 11 listed barn conversion situated in this convenient location to take advantage of the local amenities, transport and schooling in and around Wythall and Hollywood. The Stables has a wealth of features including flag stone flooring, vaulted ceilings, exposed beams, dual fuel log burners and an open outlook over the local countryside.

The property is located close to primary schooling at Meadow Green primary, Coppice infant and junior and senior schooling at Woodrush Senior School which are sited in Shawhurst Lane. (Education facilities are subject to confirmation from the Education Department). There is easy road access to the Alcester Road which provides access to junction 3 of the M42 motorway forming the hub of the midlands motorway network.

Wythall has its own railway station at the bottom of Station Road offering commuter services between Birmingham and Stratford Upon Avon, and local bus services provide access to the City of Birmingham and Redditch.

The property is situated with easy access to Drakes Cross for local shops and services and further into Kings Heath, Moseley and Shirley with its comprehensive shopping facilities and along Hollywood Lane and Alcester Road back to Sainsbury's at the Maypole.

Barkers Lane leads just off Alcester Road A 435 to Fulford Hall Golf Club and onto Earlswood, the entrance to The Stables is via Brook Priory Farm driveway leading to a large courtyard with shed access to the three converted barns.

A large oak door opens into the welcoming hallway with turned staircase to the first floor accommodation and oak doors into the innre hallway with doors to two ground floor bedrooms and shower room, guest cloaks WC and kitchen diner with central island, granite worksurfaces, vaulted ceiling, flag stone flooring and doors to the utility and rear garden and double doors into the large lounge with exposed beams, vaulted ceilings, flag stone floor, logburner and doors to the rear garden.

On the first floor landing there is a further bedroom and shower room.

The side and rear gardens overlook the local countryside and have a decked patio, lawn, flower, shrub and herbaceous borders.

The courtyard offers ample parking and garage access.



Accommodation

**WELCOMING ENTRANCE
HALLWAY**

**LARGE LOUNGE WITH VAULTED
CEILING**

21'3 x 17'8 (6.48m x 5.38m)

**KITCHEN DINER WITH EXPOSED
BEAMS**

19'1 x 17'6 (5.82m x 5.33m)

UTILITY

BEDROOM 1

16'3 x 13'10 (4.95m x 4.22m)

BEDROOM 2

13'2 x 9'8 (4.01m x 2.95m)

GROUND FLOOR SHOWER ROOM

FIRST FLOOR BEDROOM

13'9 x 11'3 (4.19m x 3.43m)

FIRST FLOOR SHOWER ROOM

**READ & SIDE GARDENS WITH
OPEN VIEWS**

COURTYARD PARKING

GARAGE EN BLOC



TENURE: We are advised that the property is freehold.

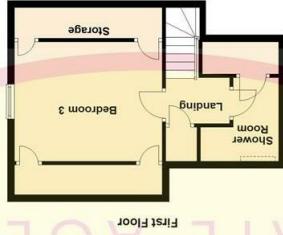
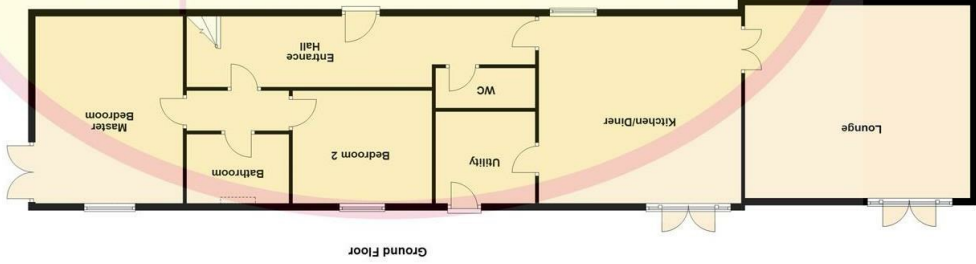
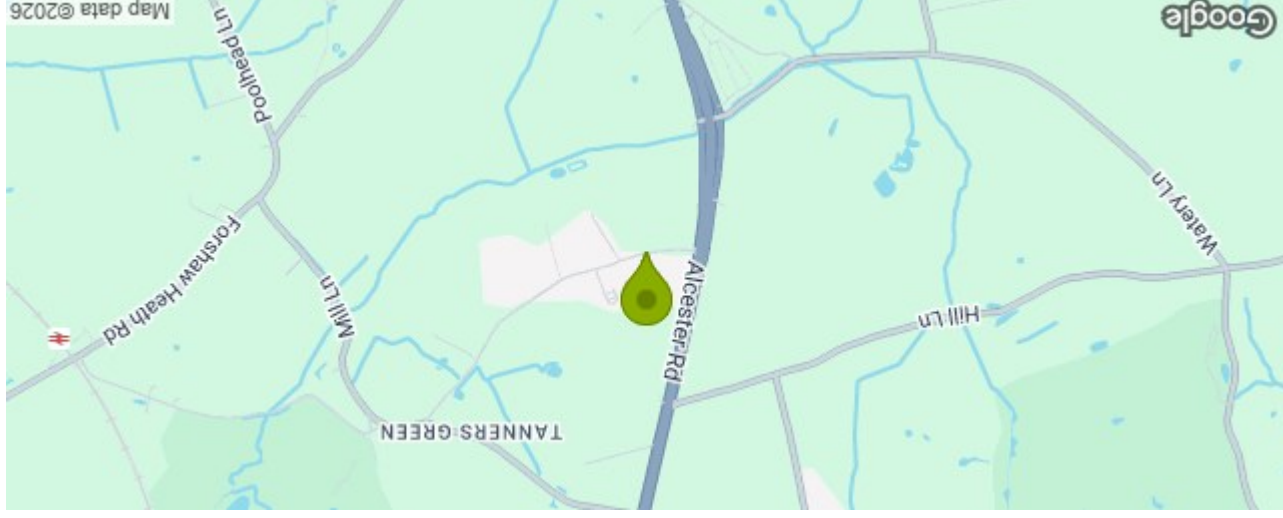
BROADBAND: We understand that the standard broadband download speed at the property is around 13Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 80 Mbps. Data taken from checker.ofcom.org.uk on 03/03/2026. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property has limited mobile coverage (data taken from checker.ofcom.org.uk on 20/02/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor. Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own MLL checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.



Brook Priory Farm Barkers Lane Wythall B47 6BU Council Tax Band: F

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

Current: 77
Potential: 77

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.