



THE BARN, WEEFORD ROAD,  
WEEFORD, LICHFIELD - GUIDE PRICE £875,000

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The images are to be used as a guide only

## Why this home is Chosen...

A stunning and contemporary Dutch Barn conversion in the beautiful semi-rural setting of Weeford. Close to Lichfield, Sutton Coldfield and Tamworth with excellent road links, this unique property is perfect for those looking for a more rural way of life whilst being within easy reach of urban civilisation.

### A quick tour

Highlights of this superb family home include:

- \* Spacious living room with bi-fold doors
- \* Beautiful kitchen/diner with bi-fold doors
- \* Utility room
- \* Study with bi-fold doors
- \* Four generous bedrooms (two with en-suite)
- \* Family bathroom
- \* Plenty of parking
- \* Detached home office/gym
- \* Eco friendly with air source heat pump and under floor heating to the ground floor
- \* Did we mention the beautiful woodland setting?

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## Welcome to The Barn @ Weeford

Approached over a gravel driveway, the glazed entrance opens into a welcoming reception hall with impressive staircase leading to the first floor and doors radiating to the ground floor accommodation. The generous open plan kitchen/diner features bi-fold doors opening to the patio and garden beyond. The bespoke, quality kitchen has a range of wall and base units with quartz worktops and a central island unit containing the hob and wine cooler, other integrated appliances include a double oven, dishwasher and fridge freezer. A door leads to the utility room with wall and base units, and space for both a washing machine and tumble dryer. Moving into the living room, there is plenty of light from the bi-fold doors opening onto the frontage. The study to the rear also features bi-fold doors opening to the garden.

Rising to the first floor all rooms follow the curve of the roof line to form a barreled ceiling. The impressive gallery landing is bathed in light and doors radiate to the family bathroom and bedrooms. The master bedroom makes the most of the barreled ceiling, and also benefits from a walk-in wardrobe and luxurious en-suite. Bedroom two also features a luxurious en-suite while bedrooms three and four are both generous in size and share the spacious family bathroom.

Outside there is ample parking and a landscaped garden with an area of lawn and patio leading to a rear terrace with mature trees. A path leads up to a detached brick built building ideal for use as a home office or gym.



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## Enquiries

The Barn, Weeford Road is exclusively marketed by Chosen Home Ltd.

Chosen Home Limited charge a purchase fee of 1% plus VAT of the selling price which is payable by the purchaser on completion of the sale and is to be a condition of sale in the contract. It is for the sellers lawyers to collect this fee with the purchase price on completion. This fee must be sent to the estate agents by telegraphic transfer by the sellers solicitors prior to keys being released. Chosen Home reserve the right to carry out appropriate qualification of buyers finances prior to organising a physical viewing of the property.



0121 222 1180  
team@chosenhome.com  
[chosenhome.com](https://www.chosenhome.com)

**Chosen Home Limited**  
3 The Courtyard, Coleshill Manor, Coleshill, B46 1DL



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