

Sales & Lettings



Lamb Farm Barns, Slade Road, Canwell
Sutton Coldfield, B75 5SJ

Offers Over £400,000

A little bit country, a little bit contemporary, and a whole lot of charm – Lamb Farm Barns might just steal your heart.

A beautifully converted space with bags of character and a few surprises tucked around every corner. Step into the inviting and beautiful entrance hall, where you'll find a surprisingly stylish yet practical laundry room and a handy downstairs WC.

The open-plan living, dining, and kitchen area serves as the heart of the home—spacious, inviting, and perfectly suited to occasions ranging from peaceful evenings to lively dinner gatherings. The kitchen is elegantly designed with a contemporary aesthetic, complete with integrated appliances and a wine cooler.

There is a convenient under the stairs storage, and ascending the beautifully crafted wooden staircase, one arrives at a vaulted landing that evokes the ambiance of a boutique hotel rather than a traditional barn conversion. This area benefits from extensive storage, including a generously sized cupboard—ideal for keeping belongings neatly concealed and out of sight.

You'll find two generous double bedrooms, with Bedroom 1 boasting bespoke Sharps built-in wardrobes – chic, clever, and clutter-busting. The bathroom is fresh, modern, and ready for bubble baths.

Outside, the rear garden is private

The nearby Mere Green shopping centre provides a comprehensive range of amenities. The area is well served by outstanding schools, as rated by Ofsted. Regular public transport services provide convenient access to Sutton Coldfield and Birmingham. Four Oaks railway station just a short distance away, ensures easy connections for those commuting to both Birmingham and Lichfield city centres.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via Fouroaks@paulcarrestateagents.co.uk



Hall

Open Plan Living/Dining/Kitchen
6.53m (21'5") x 5.44m (17'10") max

Utility
2.44m (8') x 1.52m (5')

WC

Landing

Bedroom 1
3.23m (10'7") x 2.96m (9'9")

Bedroom 2
3.20m (10'6") x 2.97m (9'9")

Bathroom





Floor Plan

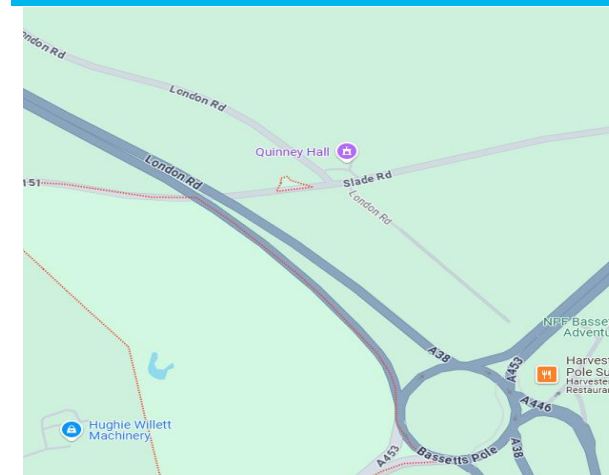
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Came on the market: