



1 & 2 Somerfield Barns

Tamworth Road
Kingsbury

theAgents
property consultants

Welcome to Somerfield Barn – a truly stunning barn conversion that perfectly blends rustic character with contemporary luxury.

Finished to a high standard throughout, this impressive home offers spacious open-plan living, elegant bedroom suites, and generous outdoor space, all set in a peaceful semi-rural location just moments from Tamworth and excellent transport links via the M42.

Ideal for families or professionals seeking stylish countryside living with easy access to the NEC, Birmingham, Resorts World, Drayton Manor, Snow Dome, and The Belfry Golf Resort, Somerfield Barn delivers comfort, convenience, and class in equal measure.

1 & 2 SOMERFIELD BARNs KINGSBURY

Barn one – Furnished

Ground Floor

Open-Plan Kitchen, Snug & Dining Area (47'4" x 27'6"). A spectacular space designed for modern living and entertaining, featuring a large kitchen island, ample storage, and dual-aspect natural light. Perfect for hosting or relaxing with family. Sitting Room (29'6" x 15'11") A bright and welcoming reception room offering generous proportions and flexible layout options. Utility Room with space for laundry appliances and additional storage. Guest WC conveniently located off the hall. Bedroom 1 (17'2" x 10'3") – a spacious ground-floor suite with private en-suite shower room (6'9" x 8'1"), ideal as a guest room, home office, or accessible bedroom. Store/Boot Room for coats and household items.

First Floor

Main Bedroom (13'5" x 9'5") – a beautifully appointed master suite featuring a modern en-suite shower room. Bedroom 2 (12'3" x 8'2") – ideal as a guest room or home office. Bedroom 3 (15'5" x 9'5") and Bedroom 4 (15'3" x 9'5") – two spacious doubles with ample light and storage potential. Family Bathroom fitted with a freestanding bath and separate shower, designed for relaxation. Additional WC located off the landing for convenience.

Barn Two – Unfurnished

Ground Floor

Floor Area: 164.6 sq.m. (1,771 sq.ft.) Open-Plan Kitchen, Snug, Dining & Sitting Room (42'10" x 41'10") An expansive and light-filled space at the heart of the home, featuring a central kitchen island, multiple entertaining zones, and bi-folding doors to the garden. Utility Room (9'1" x 8'0") with plumbing for appliances and extra storage. Guest WC and Boiler Room accessed from the main hallway. Spacious entrance hall with access to all ground-floor areas and stairs to the first floor.

First Floor

Floor Area: 72.2 sq.m. (777 sq.ft.) Main Bedroom (16'3" x 15'7") – a generous double with private en-suite shower room (7'3" x 4'9"). Bedroom 2 (16'9" x 8'0") – a spacious double bedroom overlooking the garden. Bedroom 3 (16'9" x 7'9") – ideal as a guest room or study. Family Bathroom (11'9" x 4'5") – beautifully fitted with bath, shower, and modern tiling. Landing area providing access to all bedrooms and bathrooms.

Externals

Private rear gardens offering a tranquil outdoor retreat, ideal for entertaining or family use. Shared parking area with allocated spaces for residents and visitors. Attractive, well-maintained surroundings with countryside views.

Services to the Property

Water, Electric, Oil – Underfloor Heating

Local Authority

Warwickshire County Council

Viewing Arrangements

Strictly via the vendors sole agents The Agents Property Consultants on 01564 332 550

EPC Rating

Band C

Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free











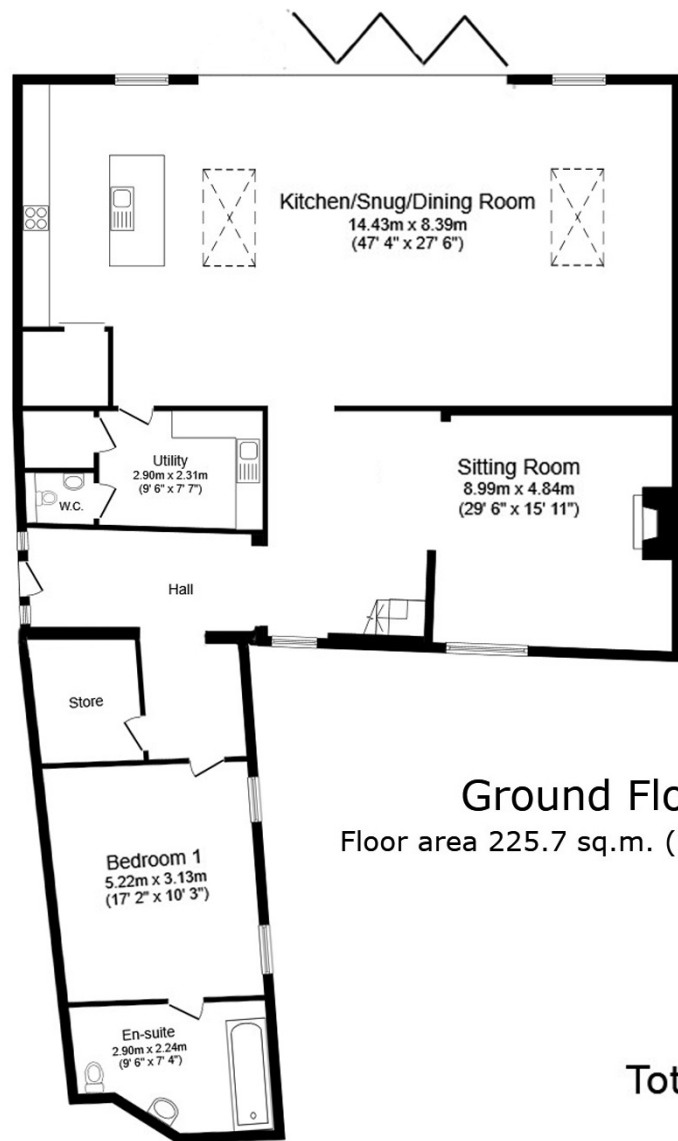




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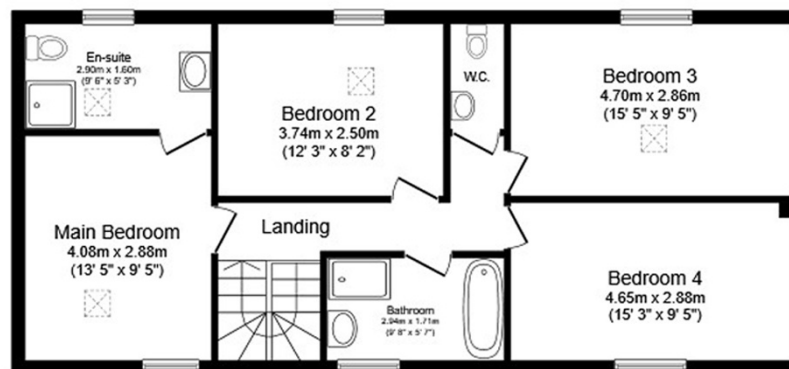


Barn One



Ground Floor

Floor area 225.7 sq.m. (2,430 sq.ft.)



First Floor

Floor area 71.0 sq.m. (765 sq.ft.)

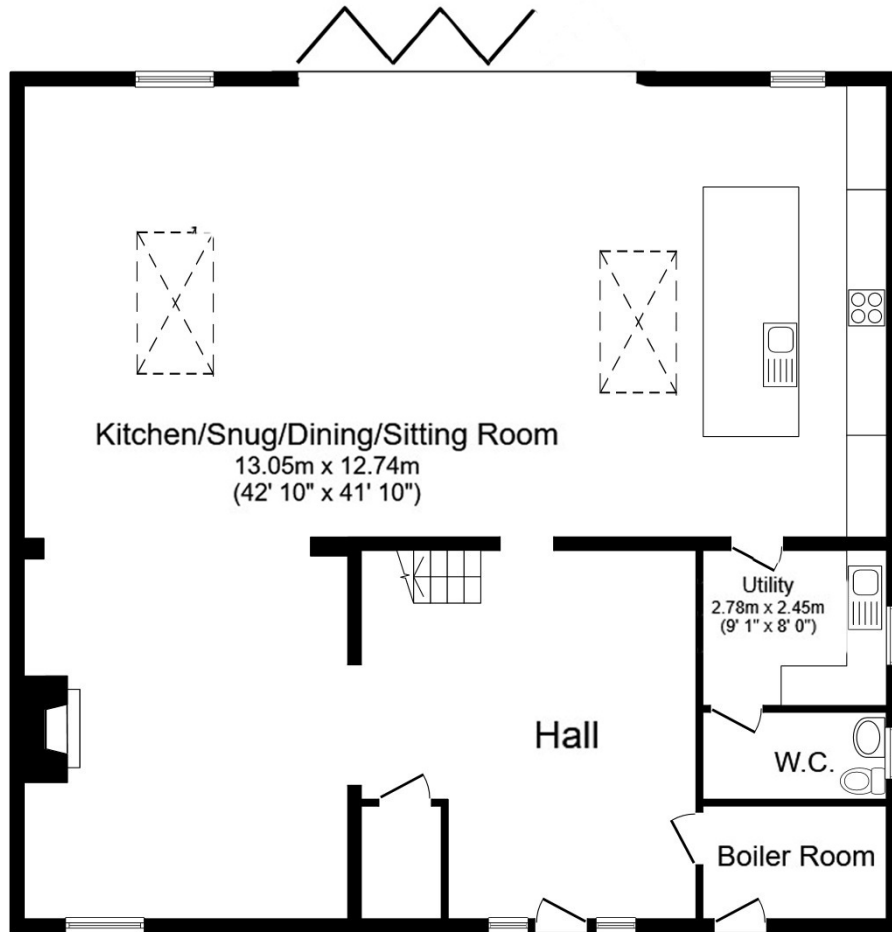
Total floor area: 296.8 sq.m. (3,194 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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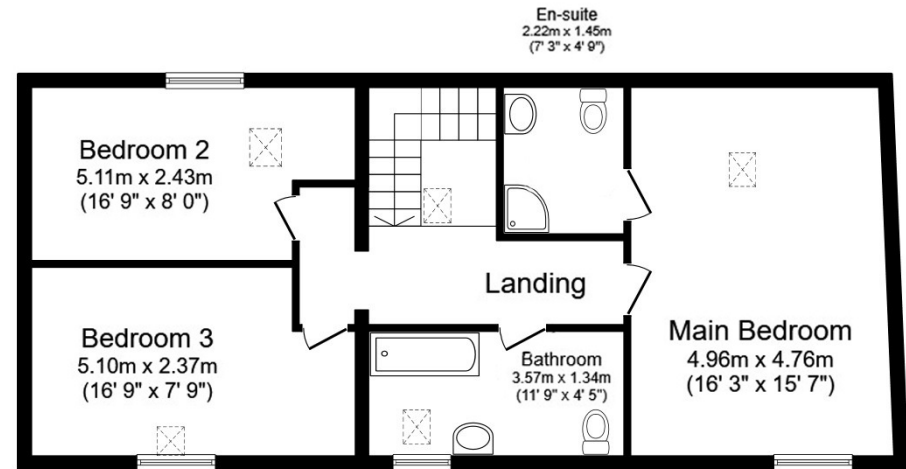


Barn Two



Ground Floor

Floor area 164.6 sq.m. (1,771 sq.ft.)



First Floor

Floor area 72.2 sq.m. (777 sq.ft.)

Total floor area: 236.7 sq.m. (2,548 sq.ft.)

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Important Notice

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.