



32 Mearse Lane, Barnt Green, B45 8HL

£999,000

arden
ESTATE AGENTS

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32 Mearse Lane, Barnt Green, B45 8HL

Summary

An outstanding detached residence boasting just over 3,000 sq. ft of flexible accommodation which has been modernised throughout to a high specification. The property occupies a delightful private setting of approximately 0.35 acres with surrounding south westerly gardens, located along a private driveway off one of Barnt Green's prestigious roads.

Description

The accommodation comprises: Covered porch, inviting entrance hall with guest cloakroom, sizeable office, generous triple aspect living room with log burner and access to the garden, a fantastic contemporary open plan kitchen/dining/family room complete with granite worktops, combined breakfast island and dining table, integrated dishwasher and adjacent utility room (both the kitchen and utility room feature underfloor heating). A formal dining room is also accessed from the kitchen.

The first floor offers a landing with large airing cupboard, master bedroom with private balcony, fitted wardrobes and luxury en suite shower room (with underfloor heating), four further double bedrooms (all with fitted wardrobes) and contemporary family bathroom.

The property is equipped with solar panels generating approximately £1,500 of income per annum.





Outside

The private and generous south westerly garden surrounds the majority of the property and is predominantly laid to lawn with patio dining area, a plethora of shrubs and trees, planted borders, an array of fruit trees and greenhouse. Parking includes a double garage (with internal gardener's WC) and driveway suitable for multiple vehicles.

Location

Barnt Green is a delightful village offering a variety of amenities including local shopping facilities, cafes, two popular gastropubs, doctor's surgery, two churches, several dentists, St Andrews First School (with 'Outstanding' Ofsted Status) and train station. The property itself is located approximately 1.3 miles from the village centre and conveniently located for many fine walks including the renowned Lickey Hills Country Park. There are also many sporting facilities including a cricket club, Blackwell Golf Club, Barnt Green sailing club and many other societies including local orchestra, the Midland Sinfonia. There is easy access to M5/ M42 motorway links, Birmingham Airport and Birmingham City Centre is approximately 11.7 miles away (less than 30 minutes on the train from Barnt Green). Further local schooling includes Blackwell Infants School, Lickey Hills Primary School, Alvechurch First and Middle School, North and South Bromsgrove High as well as Bromsgrove Independent School.



Room Dimensions

Lounge: 24' 11" x 14' 7" (7.60m x 4.45m)

Dining Room: 12' 9" x 14' 11" (3.89m x 4.55m)

Office: 8' 0" x 9' 6" (2.46m x 2.91m)

Kitchen/Diner: 19' 11" x 13' 9" (6.08m x 4.21m)

Family Room: 13' 7" x 14' 3" (4.16m x 4.35m)

Utility Room: 9' 7" x 5' 6" (2.93m x 1.69m)

Double Garage: 18' 6" x 19' 1" (5.66m x 5.83m)

Stairs To First Floor Landing

Master Bedroom: 12' 5" x 13' 10" (3.80m x 4.23m)

En Suite: 7' 0" x 10' 1" (2.14m x 3.08m)

Bedroom Two: 13' 4" x 18' 2" (4.07m x 5.55m)

Bedroom Three: 13' 9" x 14' 6" (4.21m x 4.42m)

Bedroom Four: 10' 9" x 14' 6" (max) (3.30m x 4.43m)

Bedroom Five: 13' 9" x 8' 7" (4.21m x 2.64m)

Bathroom: 7' 0" x 8' 0" (2.15m x 2.45m)

EPC: B

Council Tax Band: G



Mearse Lane, Barnt Green

Ground Floor



First Floor



Total Approximate Area (Including Garage): 281.3 sq. m (3,027.88 sq. ft)

For more information on this house or to arrange a viewing please call the office on:

0121 447 8300

Alternatively, you can scan the QR to view all of the details of this property online.

