



31 Sandhills Lane, Barnt Green, B45 8NU

£695,000

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## Summary

An elegant three storey Edwardian family home exuding period charm with a modern twist. This ultra contemporary residence boasts in particular a fantastic open plan kitchen/dining/family room perfect for both entertaining and family living, two beautifully refurbished bathrooms, delightful rear garden and is conveniently located just a stone's throw from Barnt Green railway station and village amenities.

## Description

The ground floor accommodation comprises an arched open porch, entrance hall with under stairs storage cupboard, lounge with bay window seat and an exceptional open plan kitchen/dining/family room featuring a substantial breakfast island and dining area as well as space for the family to sit in front of the log burner. The double glazed bi-folding doors off the kitchen brings the outside in, perfect for summer parties. The lounge, which is set just off the kitchen/diner, benefits from wooden bi-folding doors which (depending on the occasion), allows for this room to be completely closed off (with its own access from the hall) or open to the rest of the ground floor. Adjoining the kitchen, the utility room provides ample space for storage and washing/drying facilities with guest cloakroom off and door leading to the garden.

The first floor features three generous double bedrooms (two overlooking the garden) and a stunning refurbished family bathroom. The second floor presents a sublime dual aspect master bedroom suite complete with fitted wardrobes, contemporary en suite shower room, juliet balcony and superb views of the garden.

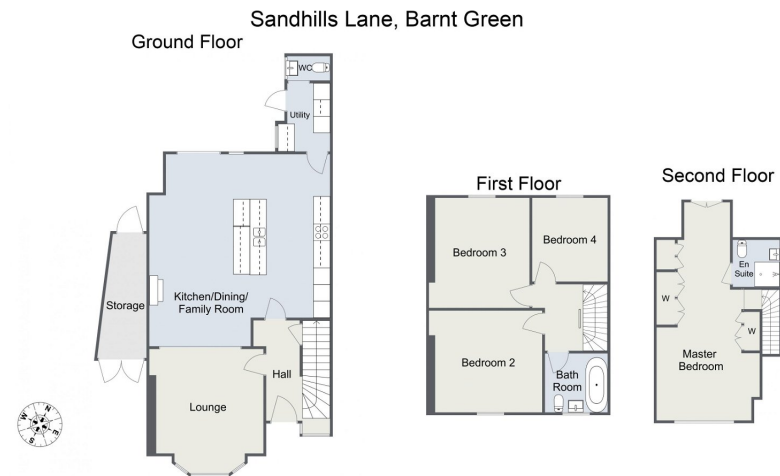
## Outside

Externally, the property features a delightful rear garden which is an impressive 52m (170 ft) long (approx.) which is predominantly laid to lawn with patio area, fenced boundaries, a range of mature trees and shrubs and useful storage room accessed from either the garden or the front. Parking includes a block paved driveway to the fore.





- Lounge: 14' 9" x 13' 6" (4.51m x 4.14m) max
- Kitchen/Diner: 22' 6" x 21' 5" (6.87m x 6.54m) max
- Utility Room: 6' 2" x 8' 1" (1.89m x 2.48m) max
- Storage: 15' 1" x 5' 10" (max) (4.60m x 1.79m)
- Bedroom Two: 13' 5" x 12' 1" (4.11m x 3.69m) max
- Bedroom Three: 11' 11" x 13' 1" (3.65m x 4.00m) max
- Bedroom Four: 8' 11" x 9' 11" (2.74m x 3.04m)
- Bathroom: 7' 0" x 7' 4" (2.14m x 2.24m)
- Master Bedroom: 25' 11" x 12' 3" (7.91m x 3.74m) max
- En Suite: 5' 7" x 5' 6" (1.71m x 1.70m)



Total Approximate Area (Including Storage):  
160.5 sq m (1,728 sq. ft)

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

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.



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