



5 Ashley Court, Barnt Green, B45 8XB

£850,000

The logo for Arden Estate Agents, featuring the word "arden" in a bold, lowercase sans-serif font with a green house icon above the letter 'n'. Below "arden" is the text "ESTATE AGENTS" in a smaller, uppercase sans-serif font.

arden
ESTATE AGENTS

It's who
you move
with.

5 Ashley Court, Barnt Green, B45 8XB

Summary

An incredibly spacious and well appointed three storey home offering flexible accommodation (and potential to expand the first floor within the loft space - subject to necessary permissions), with delightful wrap around gardens and double garage, set upon a 0.3 acre plot (approx.) The property is located in the affluent area of Barnt Green, just 1 mile from the village centre and easy access to the Midlands motorway network and several excellent schools.

Description

The accommodation comprises: Generous entrance hall providing access to a living room with decorative fireplace, formal dining room and kitchen/diner with adjoining utility including a washing machine. Kitchen appliances incorporate an electric double oven, gas hob and freestanding dishwasher.

A sumptuous bedroom suite is located on the far side of the ground floor featuring a walk in wardrobe and en suite bathroom and there is an additional double bedroom and bathroom as well as a storage closet and cupboard containing the hot water tank within the inner hall.

The lower ground floor provides two sizeable double bedrooms overlooking the garden and bathroom.

The first floor offers a room currently set up as a lounge with two velux windows providing a stunning view of the Malvern Hills and access to two separate walk in lofts which offer huge potential for an expansion of this floor (subject to necessary permissions).





Outside

Externally, the property boasts immaculate wrap around gardens which are predominantly laid to lawn with patio area and fenced boundaries. The double garage features two up and over doors as well as a gardener's WC and attached brick built garden store. The driveway at the front provides parking 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 direct to Birmingham New Street. The property itself is located approximately 1 mile from the village centre and is 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 11.5 miles away. Further local schooling includes Blackwell Infants School, Lickey End First School, Alvechurch First and Middle School, North and South Bromsgrove High as well as Bromsgrove Independent School.



Room Dimensions

Living Room 4.6m x 7.18m (15'1" x 23'6")
Dining Room 3.98m x 4.45m (13'0" x 14'7")
Kitchen/Diner 3.71m x 6.77m (12'2" x 22'2")
Utility Room 3.14m x 2.19m (10'3" x 7'2")
Hall 6.19m x 2.64m (20'3" x 8'7")
Double Garage 5.75m (max) x 6.15m (max)
(18'10" x 20'2")

Bedroom 1 4.02m (max) x 4.56m (max) (13'2" x 14'11")
En Suite 3.48m x 2.03m (11'5" x 6'7")
Bedroom 2 3.47m x 2.98m (11'4" x 9'9")
Shower Room 2.26m x 1.85m (7'4" x 6'0")

Lower Ground Floor

Bedroom 3 4.55m x 3.62m (14'11" x 11'10")
Bedroom 4 3.49m x 3.38m (11'5" x 11'1")
Bathroom 2.85m (max) x 2.65m (max) (9'4" x 8'8")

First Floor

Lounge 3.89m x 4.49m (12'9" x 14'8")
Loft 1 3.89m x 4m (12'9" x 13'1")
Loft 2 12.1m (max) x 5.55m (max) (39'8" x 18'2")



Ashley Court, Barnt Green



Total Approximate Area (Excluding Garage and Loft): 219.5 sq. m (2,362.67 sq. ft)
Total Approximate Area (Including Garage and Loft): 334.9 sq. m (3,604.83 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.

