





## 2a Linthurst Newtown, Blackwell, B60 1BP

Offers Over £875,000

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## Summary

An impressive contemporary home enjoying almost 2,500 sq. ft of luxury accommodation with a specific focus on bright and spatial areas. Offering the ultimate answer to stylish living, the property features two reception rooms, an epic 36 sq. ft (approx.) combined kitchen/dining/family room, five generous double bedrooms, three en suite facilities, house bathroom, double garage and a delightful south easterly tiered rear garden. The property itself is situated upon a highly desirable road within the village of Blackwell, overlooking St Catherine's church at the front and just around the corner from a renowned Golf Club, 1.4 miles from central Barnt Green and within catchment for the 'Outstanding' Ofsted rated Blackwell First School.

## Description

Upon entering the property, you are greeted with a spacious entrance hall with under stairs storage and access to a guest WC. The living accommodation features a substantial home office with built in desk furniture, sumptuous living room and an epic 36 sq. ft (approx.) combined kitchen/dining/family room with central island, fitted dining table and bi-folding doors - elegantly connecting the outside to the accommodation. Integrated kitchen appliances include a Siemens double oven, warming drawer, induction hob, dishwasher, fridge/freezer and wine cooler. A useful utility room lies adjacent the kitchen and offers plenty of storage space and provisions for a washing machine and tumble dryer.

The first floor offers three incredible double bedrooms (all boasting fitted wardrobes and modern en suite shower rooms), two further double bedrooms (both with garden views) and an opulent house bathroom complete with freestanding tub.

## Outside

The delightful landscaped rear garden boasts a sunny SOUTH EASTERLY aspect with generous paved terrace perfect for entertaining (complete with stone BBQ) and a set of steps ascending to a lawned area with dense planted edges. The driveway at the front provides parking for multiple vehicles as well as a double garage with electric roller door.







- Living Room 4.96m x 3.66m (16'3" x 12'0")
- Office 3.04m x 2.94m (9'11" x 9'7")
- Kitchen/Dining/Family Room 4.37m (max) x 11.08m (14'4" x 36'4")
- Double Garage 5.14m x 4.6m (16'10" x 15'1")
- Bedroom 1 4.97m x 3.65m (16'3" x 11'11")
- Bedroom 2 4.23m x 4.54m (13'10" x 14'10")
- Bedroom 3 3.3m x 4.53m (into wardrobes) (10'9" x 14'10")
- Bedroom 4 4.66m x 3.24m (15'3" x 10'7")
- Bedroom 5 3.48m x 3.03m (11'5" x 9'11")
- Bathroom 3.41m x 1.87m (11'2" x 6'1")



Linthurst Newtown, Blackwell



Total Approximate Area (Including Garage): 228.4 sq. m (2,458.47 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.

