



The logo for Arden Estate Agents, featuring a stylized green house icon above the word "arden" in a bold, white, sans-serif font. Below "arden" is the text "ESTATE AGENTS" in a smaller, white, sans-serif font.

arden
ESTATE AGENTS

It's who
you move
with.

17 Pinfield Drive, Barnt Green, B45 8XA

£1,150,000

4 2 3



Description

With its generous square footage, the home provides ample room for interconnecting living, dining, and entertaining comprising an enclosed porch, spacious entrance hall with guest WC, a well proportioned home office and living room enjoying a gas living flame fire and two sets of sliding glazed doors to the garden. The formal dining room features access to the garden and adjoins a fabulous open plan breakfast kitchen complete with central island, two door AGA (which is able to heat the hot water), large pantry and utility room. Additional integrated kitchen appliances include an electric oven, gas hob, extractor fan, fridge and dishwasher.

Beyond the kitchen lies a heated garden room, storage rooms and entry into the garage.

The first floor offers a galleried landing with two airing cupboards, master bedroom with fitted wardrobes and en suite bathroom, principal guest bedroom with wardrobes and en suite shower room, two additional double bedrooms (both with wardrobes) and house bathroom.

The majority of rooms on both the ground and first floors boasts fabulous views over the garden and beyond.

A 'Stiltz' lift operates between the ground floor office and bedroom 2 above.

Outside

The property boasts a stunning and highly private wrap around garden which is predominantly laid to lawn with planted borders, raised patio with summerhouse, mature trees, greenhouse and lies adjacent the beautiful Lickey Hills Country Park. The sweeping driveway leads to a generous frontage and double garage with electric door.





- 3,350 Sq Ft Mid-Century Home
- Located on a Private 0.79 Acre Plot (Approx.)
- Adjoining Open Fields and the 524 Acre Lickey Hills Country Park
- Three Reception Rooms
- Open Plan Breakfast Kitchen
- Heated Garden Room and Storage Rooms
- Two Bedrooms with En Suites
- Two Additional Bedrooms and House Bathroom
- Double Garage with Electric Door
- Picturesque Gardens and Surroundings



Pinfield Drive, Barnt Green



Total Approximate Area (Including Garage): 311.1 sq. m (3,348.65 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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