



8 Beech Park Drive, Barnt Green, B45 8LZ

£1,250,000

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
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8 Beech Park Drive, Barnt Green, B45 8LZ

Summary

An immaculate five bedroom home boasting approximately 3,359 sq. ft of accommodation including FOUR generous reception rooms, an open aspect breakfast kitchen, utility room, three bathrooms and separate double garage with electric door. The property occupies a delightful wrap around plot and is located within a small prestigious development just a short distance from Barnt Green railway station, sought after schooling and village amenities. **Offered with no onward chain.**

Description

The accommodation comprises: Storm porch, grand entrance hallway with guest WC, cloaks cupboard and under stairs storage, formal dining room, sumptuous living room with feature inglenook fireplace and gas living flame fire, large office with garden views, sitting room and an open aspect breakfast kitchen with adjoining utility room with washing machine. Integrated kitchen appliances include a fridge/freezer, electric oven, electric hob and dishwasher.

The first floor features a galleried landing, opulent 12'11" x 23'1" master bedroom with fitted wardrobes, eaves storage and en suite shower room, a principal guest bedroom also with fitted wardrobes and en suite bathroom, three additional well proportioned bedrooms (all with wardrobes) and house bathroom.





Outside

The outstanding wrap around garden enjoys a patio seating area, sizeable lawn with mature trees and shrubs, summerhouse and fenced boundaries. The property is well screened by hedging and approached via a block paved gated driveway with turning area and access to the double garage (with electric door).

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. Beech Park Drive itself is located approximately 0.3 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 11.3 miles away (less than 30 minutes on the train from Barnt Green). 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 6.73m x 6.19m (into bay) (22'0" x 20'3")

Dining Room 4.84m x 3.67m (15'10" x 12'0")

Office 3.36m x 3.7m (11'0" x 12'1")

Sitting Room 3.62m x 4.88m (11'10" x 16'0")

Kitchen/Diner 6.73m (max) x 6.17m (max)
(22'0" x 20'2")

Utility Room 2.99m x 2.36m (9'9" x 7'8")

Double Garage 5.88m x 5.74m (19'3" x 18'9")

Bedroom 1 3.94m x 7.04m (12'11" x 23'1")

En Suite 2.71m x 3.14m (8'10" x 10'3")

Bedroom 2 3.92m x 3.7m (12'10" x 12'1")

En Suite 1.98m x 2.19m (max) (6'5" x 7'2")

Bedroom 3 3.26m x 4.22m (10'8" x 13'10")

Bedroom 4 3.38m x 3.5m (max) (11'1" x 11'5")

Bedroom 5 2.41m x 3.7m (7'10" x 12'1")

Bathroom 4.07m (max) x 3.14m (13'4" x 10'3")



Beech Park Drive, Barnt Green

Ground Floor



First Floor



Total Approximate Area (Excluding Double Garage): 278.4 sq. m (2,996.67 sq. ft)

Total Approximate Area (Including Double Garage): 312.1 sq. m (3,359.41 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.

