



23 Blackwell Road, Barnt Green, B45 8BT

£799,950

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

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23 Blackwell Road, Barnt Green, B45 8BT

Summary

A fantastic opportunity to purchase a spacious character property of approximately 2,217 sq. ft enjoying a beautiful south easterly rear garden and located on a particularly sought after road just a couple of minutes walk from Barnt Green village. The 0.37 acre plot (approx.) lends itself well for extension of the property (subject to necessary planning permissions) and enhancement of the already existing space.

Description

The accommodation comprises a quarry tiled entrance hall with multi fuel burning stove leading to a breakfast kitchen, adjacent utility room, guest cloakroom and formal dining room. The hall also provides access to a front office with bay window, spacious living room with living flame fire, conservatory enjoying delightful views over the garden leading to a play room with built in wardrobes.

The first floor features a galleried landing offering a double bedroom with built in wardobes and sliding glazed door onto the flat roof of the extension below, two further double bedrooms, bathroom, separate WC and airing cupboard.





Outside

The property enjoys a beautiful 0.37 acre (approx.) plot, the front garden being mainly laid to lawn with hedging and a driveway for multiple vehicles, whilst the extensive south easterly rear garden enjoys a paved patio with steps ascending to a generous lawn with an array of mature trees, planted borders and hedged boundaries. There is also garage access from the front.

Location

Barnt Green is a delightful village offering a variety of amenities including local shopping facilities, doctor's surgery, two churches, several dentists, St Andrews First School (with 'Outstanding' Ofsted status) and train station. Blackwell Road itself is half a mile from the ever-popular Grade II listed 'Barnt Green Inn' 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, sailing and many other clubs and societies. There is easy access to M5/M42 motorway links, Birmingham Airport and Birmingham City Centre is approximately 11 miles away.



Room Dimensions

Living Room: 13' 5" (max) x 25' 1" (4.10m x 7.67m)

Breakfast Kitchen: 17' 6" x 11' 4" (max) (5.35m x 3.47m)

Dining Room: 7' 8" x 12' 5" (max) (2.35m x 3.81m)

Office: 9' 5" (into bay) x 12' 7" (2.88m x 3.84m)

Play Room: 8' 8" (max) x 15' 5" (2.65m x 4.71m)

Conservatory: 12' 11" x 10' 3" (3.96m x 3.14m)

Utility Room: 13' 6" x 4' 4" (max) (4.14m x 1.34m)

Garage: 19' 6" x 10' 3" (5.96m x 3.13m)

Bedroom One: 16' 4" x 10' 9" (5.00m x 3.30m)

Bedroom Two: 11' 2" x 11' 5" (3.41m x 3.48m)

Bedroom Three: 11' 0" x 13' 0" (max) (3.37m x 3.97m)

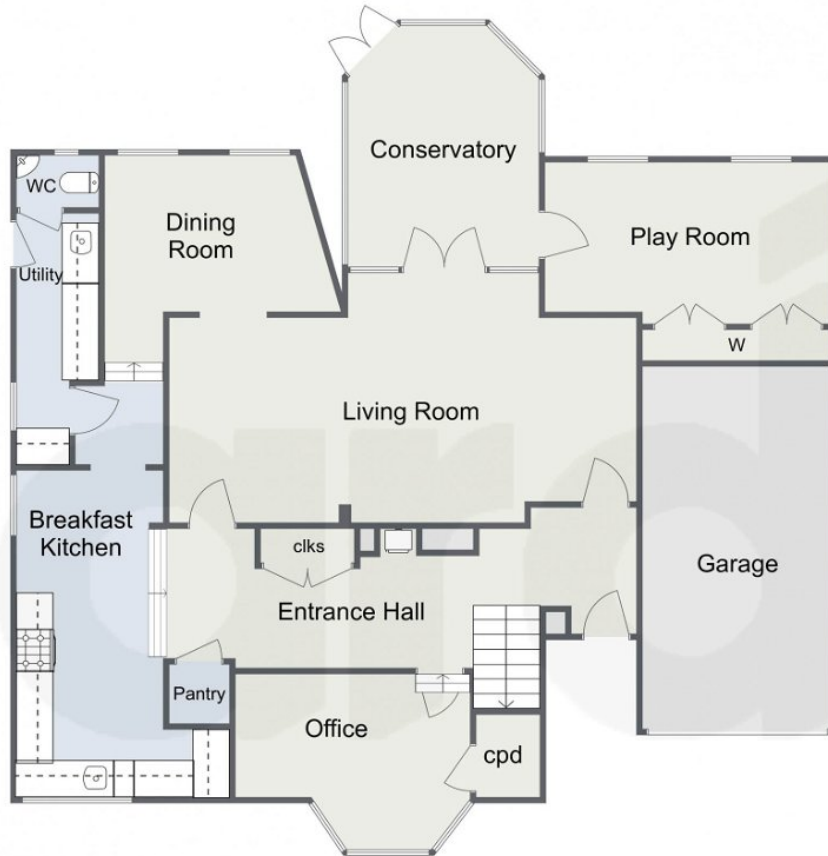
Bathroom: 6' 5" x 8' 9" (1.96m x 2.67m)

WC: 3' 1" x 6' 9" (0.95m x 2.08m)

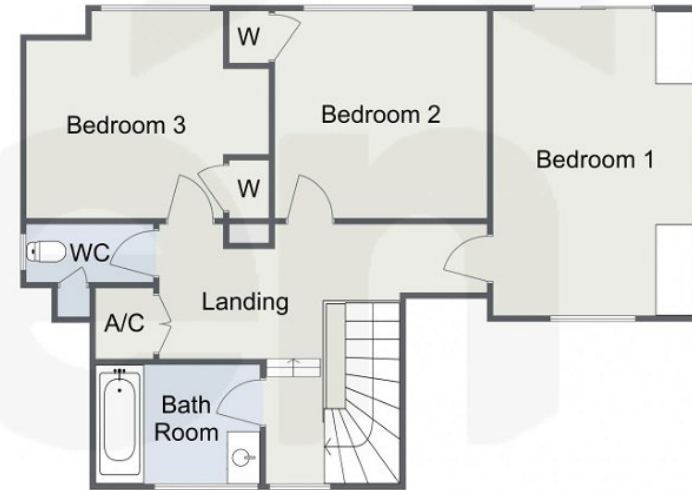


Blackwell Road, Barnt Green

Ground Floor



First Floor



Total Approximate Area (Including Garage): 206 sq. m (2,217.37 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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