



22 Billy Lane, Barnt Green, B45 8BY

£1,200,000

The logo for Arden Estate Agents features the word 'arden' in a bold, lowercase, sans-serif font. Above the 'a' and 'r' are two green, stylized roof shapes. Below the word 'arden' is the text 'ESTATE AGENTS' in a smaller, uppercase, sans-serif font.

arden
ESTATE AGENTS

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Summary

An imposing country residence (with original parts dating back to the early 1900's) enjoying a harmonious blend of timeless charm and modern comfort making it a dream home for those who appreciate the beauty of the past and the convenience of the present. Set upon a private 1.08 acre (approx.) SOUTH FACING plot, the property boasts approximately 3,140 sq. ft of accommodation including five generous reception rooms, farmhouse kitchen with AGA, four double bedrooms (each with their own en suite), double garage and stunning landscaped gardens equipped with a heated swimming pool. The property enjoys a highly private aspect, appreciating the quietness of rural living whilst still being within easy reach of nearby amenities in Barnt Green Village as well as the Midlands motorway network.

Description

Upon entry, you're welcomed into an entrance hall of grand proportions with original quarry tile floor, wood burning stove and under stairs guest WC. There are five generous reception rooms including a living room with large bay and french doors to the garden, family room with decorative inglenook fireplace, substantial study leading to a conservatory and formal dining room with garden access.

The farmhouse kitchen, updated with modern amenities whilst retaining its country charm, boasts a stunning cream AGA range, solid oak units, granite worktops as well as an electric 'slide and hide' oven, gas four ring hob, American fridge/freezer, dishwasher and adjoining utility room with built in fridge/freezer.

As you ascend the staircase, you'll discover a large landing space and a series of bedrooms, all offering tranquil views of the surrounding gardens. The master bedroom features a traditional style 'green metro tile' en suite shower room and there are three additional double bedrooms (all with their own modern en suite facilities).





Outside

Situated on a generous 1.08 acre plot (approx.), the property boasts ample space for outdoor activities, gardening, or simply enjoying the serenity of the countryside. The large patio, vast lawn, mature trees and lush greenery surrounding the house provide a picturesque backdrop for hosting summer parties - complete with a heated swimming pool and pool house incorporating a changing room, shower and pump room. There's no shortage of ways to make the most of this idyllic, private setting.

The entrance to the property boasts remote controlled gates and the sweeping driveway provides a most impressive approach to the property, leading to a double garage with electric door.

Location

Located between the ever popular villages of Barnt Green and Blackwell, the residence is conveniently placed for Blackwell Infants School, local convenience store, church and the renowned Blackwell Golf Club. The delightful village of Barnt Green lies approximately 1 mile away and provides local shopping facilities, doctor's surgery, two churches, several dentists and St Andrew's First School (also with 'Outstanding' Ofsted status). There are many sporting facilities including a cricket club, sailing club and popular sports club (one of the leading racquet clubs in the country) as well as easy access to the M5/M42 motorway links and Birmingham Airport. The picturesque Lickey Hills are just a short distance away offering wonderful walks that enjoy panoramic views over the surrounding countryside.



Main House

Garage - 6.11m x 5.11m (20'0" x 16'9")

Reception Hall - 5.77m x 3.98m (18'11" x 13'0") max

WC - 1.65m x 0.86m (5'4" x 2'9")

Family Room - 4.27m x 3.51m (14'0" x 11'6") max

Lounge - 6.93m x 5.93m (22'8" x 19'5") max

Study - 5.66m x 2.53m (18'6" x 8'3")

Conservatory - 4.35m x 3.3m (14'3" x 10'9") max

Kitchen - 6.46m x 3.98m (21'2" x 13'0")

Dining Room - 5.05m x 2.7m (16'6" x 8'10") max

Utility Room - 6.12m x 2.96m (20'0" x 9'8") max

Stairs To First Floor Landing

Master Bedroom - 7.57m x 4.08m (24'10" x 13'4") max

Ensuite - 2.71m x 1.74m (8'10" x 5'8")

Bedroom 2 - 5.02m x 4.01m (16'5" x 13'1") max

Ensuite - 2.62m x 2.35m (8'7" x 7'8")

Bedroom 3 - 4m x 3.85m (13'1" x 12'7")

Ensuite - 2.71m x 1.99m (8'10" x 6'6")

Bedroom 4 - 3.68m x 3.96m (12'0" x 12'11")

Ensuite - 2.41m x 2.13m (7'10" x 6'11")



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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.

