



2 The Badgers, Barnt Green, B45 8QR

Offers Over £950,000

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.

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ESTATE AGENTS

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you move  
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## 2 The Badgers, Barnt Green, B45 8QR

### Summary

Located upon a prestigious Barnt Green development lies this generously proportioned residence boasting over 2,500 sq. ft of flexible accommodation including FOUR reception rooms, office, utility room, five DOUBLE bedrooms, three bathrooms as well as a separate double garage. The property features a highly private SOUTH WESTERLY woodland garden and is situated on one of the larger plots of the development totalling 0.5 acres (approx.).

### Description

The accommodation comprises: Entrance hallway with cloaks cupboard and guest WC, formal dining room, sumptuous living room with feature inglenook fireplace and gas living flame fire, sitting room providing access to an office, kitchen with adjoining breakfast dining area leading to a heated conservatory as well as a utility room.

The first floor features a landing with airing cupboard, master bedroom suite complete with dressing room and en suite bathroom, two double bedrooms sharing access to an en suite shower room, two additional double bedrooms and house bathroom.

### Outside

Benefitting from a south westerly aspect, the highly private wrap around garden enjoys a paved patio with various seating areas, a sizeable lawn adorned with mature specimen trees and woodland containing a natural pond and stream with a decked viewing platform. The generous block paved driveway offers plenty of parking space as well as providing access to the double garage. The residence is situated in a private development constructed in 1997 by CALA Homes within a prime residential area nestled in the Lickey Hills offering an exceptional high degree of security both in the home and via remote control security gates into the development.







## 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. The property itself is located approximately 1.5 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 miles away (less than 30 minutes on the train from Barnt Green). Further local schooling includes Blackwell Infants School, Lickey Hills Primary School, Alvechurch First and Middle School, North and South Bromsgrove High as well as Bromsgrove Independent School.





## Room Dimensions

Living Room 9.22m x 5.2m (max) (30'2" x 17'0")

Dining Room 3.71m x 3.97m (12'2" x 13'0")

Sitting Room 2.95m x 4.17m (9'8" x 13'8")

Kitchen 3.45m x 3.5m (11'3" x 11'5")

Breakfast Dining Area 2.93m x 2.75m (9'7" x 9'0")

Office 1.92m x 2.75m (6'3" x 9'0")

Conservatory 4.2m x 4.19m (13'9" x 13'8")

Utility Room 1.54m x 2.75m (5'0" x 9'0")

Double Garage 5.03m x 4.94m (16'6" x 16'2")

Bedroom 1 3.95m x 4.24m (max) (12'11" x 13'10")

En Suite 2.79m x 2.45m (9'1" x 8'0")

Bedroom 2 4.01m x 4.1m (13'1" x 13'5")

En Suite 2.33m x 1.54m (7'7" x 5'0")

Bedroom 3 4.46m (max) x 4.19m (14'7" x 13'8")

Bedroom 4 3.37m x 2.57m (11'0" x 8'5")

Bedroom 5 3.76m (max) x 2.44m (12'4" x 8'0")

Bathroom 2.98m x 2.06m (9'9" x 6'9")



# The Badgers, Barnt Green

## Ground Floor



## First Floor



Total Approximate Area (Excluding Garage): 240 sq. m (2,583.34 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.

