



79 Bittell Road, Barnt Green, B45 8LX

£995,000

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

arden
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79 Bittell Road, Barnt Green, B45 8LX

Summary

Extended and renovated in 2021 to an exemplary standard, this outstanding luxury residence boasts almost 3,000 sq.ft of accommodation including four double bedrooms, three sumptuous bathrooms, two generous reception rooms, contemporary open plan kitchen/dining/living room (perfect for entertaining), garage and the addition of a fantastic self contained building within the garden (currently utilised as a home office). The property is set behind an electronic sliding gate with driveway suitable for multiple vehicles and located in the desirable village of Barnt Green, within walking distance from local amenities, schooling and train station.

Description

The ground floor accommodation comprises: Entrance hall, guest cloakroom, generous family room set up as an impressive cinema room, imposing formal dining room (currently utilised as an office) with a huge picture window and remote controlled double sided gas fire and an incredible entertaining kitchen/dining/living room. This vast room offers a beautiful high quality kitchen suite equipped with AEG appliances including two under counter ovens, gas hob, microwave, fridge, freezer and dishwasher. The family lounge area centres around the other side of the remote controlled gas fire and also enjoys glazed doors which can be slid back to reveal a 'floating corner' - creating an uninterrupted flow between the room and the outdoors. A utility room is located from the hall.

An exquisite staircase with glass balustrade ascends to the first floor landing offering access to a luxury master bedroom suite overlooking the garden complete with a stunning dressing room and en suite. The principal guest bedroom also boasts garden views, built in wardrobes and a beautiful en suite and there are two additional large double bedrooms, both with built in wardrobes served by a sumptuous family bathroom. All of the first floor rooms boast vaulted ceilings that extend up into the eaves with numerous velux windows and sliding doors allowing excellent natural light throughout.





Outside

Externally, the property features a sizeable landscaped rear garden with patio dining area, recess with Jacuzzi included, steps ascending to a lawn with planted borders and pathway leading to a fantastic brick building with bi-folding doors. This heated room is currently set up as a fabulous garden gym but offers many alternative uses, in particular a self contained building suitable for an elderly relative, teenager or guest suite. The studio style room features a kitchenette with sink and modern shower room.

The front provides a gated block paved driveway suitable for several vehicles and garage access (with electric door), all set behind an electronic sliding gate.

Location

Barnt Green is a delightful village offering a variety of amenities including local shopping facilities, cafes, two popular gastro pubs (including the Grade II listed 'Victoria Inn'), doctors surgery, two churches, several dentists, train station and 'Outstanding' Ofsted rated St Andrews First School. The property itself is located approximately 0.5 miles from the village centre and is 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 11.2 miles away.



Room Dimensions

Kitchen/Diner: 21' 10" x 15' 11" (6.68m x 4.87m)

Living Room: 23' 3" x 15' 2" (7.10m x 4.63m)

Office: 11' 9" x 15' 1" (3.59m x 4.62m)

Family Room: 11' 7" x 11' 7" (3.55m x 3.55m)

Utility Room: 10' 8" x 8' 7" (max) (3.27m x 2.63m)

Garage: 16' 3" x 10' 9" (max) (4.96m x 3.28m)

Garden Room/Self Contained

Accommodation: 18'4" (max) x 9'2" (5.6m x 2.8m)

Shower Room: 6'9" x 8'7" (2.07m x 2.64m)

Stairs To First Floor Landing

Bedroom One: 11' 8" x 15' 11" (max) (3.58m x 4.87m)

Dressing Room: 9' 6" x 15' 11" (max) (2.90m x 4.87m)

En Suite: 8' 7" x 8' 10" (2.63m x 2.71m)

Bedroom Two: 15' 11" (max) x 15' 2" (4.86m x 4.63m)

En Suite: 5' 2" x 5' 5" (1.58m x 1.67m)

Bedroom Three: 12' 0" (max) x 15' 10" (max) (3.67m x 4.83m)

Bedroom Four: 14' 0" (max) x 11' 7" (max) (4.28m x 3.55m)

Bathroom: 7' 0" (max) x 10' 7" (max) (2.15m x 3.24m)

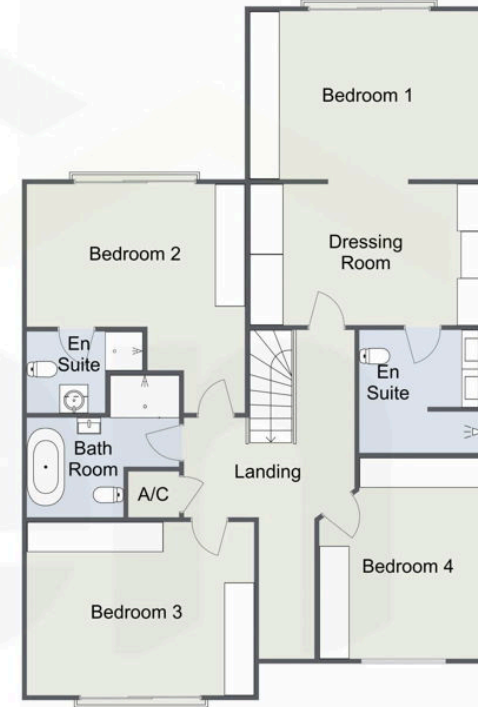


Bittell Road, Barnt Green

Ground Floor



First Floor



Total Approximate Area (Including Garage and Garden Office): 276.6 sq. m (2,977.29 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.

