



2 Beech Park Drive, Barnt Green, B45 8LZ

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Summary

An immaculate four bedroom home boasting approximately 2,293 sq. ft of accommodation including three reception rooms, an open aspect breakfast kitchen, utility room, three bathrooms and double garage with electric doors. The property occupies a delightful south westerly 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, entrance hallway with guest WC and under stairs storage cupboard, formal dining room, generous living room with feature inglenook fireplace and gas living flame fire, heated conservatory and an open aspect breakfast kitchen with adjacent utility room. Integrated appliances include a fridge/freezer, electric oven, gas hob and dishwasher.

The first floor features two excellent sized double bedrooms (both with built in wardrobes, garden views and en suite bathrooms), third double bedroom also overlooking the garden, single bedroom with fitted wardrobes and a glimpse of fabulous countryside views and contemporary house shower room.

The property is equipped with double glazing throughout, gas central heating and a 2017 Worcester boiler with hot water tank.





Outside

The outstanding South Westerly rear garden enjoys an extensive patio seating area (perfect for entertaining) and a sizeable lawn with planted borders, mature trees and fenced boundaries. The property is approached via a set of manual gates and driveway (shared with just one other neighbouring property) opening onto a private area of parking and access to the double garage (with two single electric doors).

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 6.12m x 4.58m (max) (20'0" x 15'0")

Conservatory 3.91m x 3.56m (max) (12'9" x 11'8")

Dining Room 4.53m x 3.32m (14'10" x 10'10")

Kitchen 4.08m x 3.57m (13'4" x 11'8")

Dining Area 3.06m x 2.95m (10'0" x 9'8")

Utility Room 3.06m x 1.8m (10'0" x 5'10")

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

Bedroom 1 4.25m x 3.57m (13'11" x 11'8")

En Suite 2.94m (max) x 2.49m (max) (9'7" x 8'2")

Bedroom 2 4.13m x 3.36m (13'6" x 11'0")

En Suite 1.85m (max) x 3.67m (max) (6'0" x 12'0")

Bedroom 3 2.97m x 3.65m (9'8" x 11'11")

Bedroom 4 3.73m x 2.99m (max) (12'2" x 9'9")

Shower Room 2.21m x 2.25m (7'3" x 7'4")

Council Tax Band: G

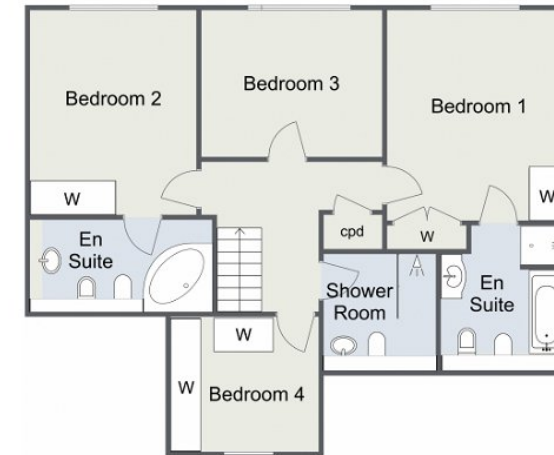


Beech Park Drive, Barnt Green

Ground Floor



First Floor



Total Approximate Area (Excluding Garage): 179.5 sq. m (1,932.12 sq.ft)
Total Approximate Area (Including Garage): 213 sq. m (2,292.71 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.

