



5a Twatling Road, Barnt Green, B45 8HX

£1,300,000

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Summary

Introducing an immaculate state-of-the-art home characterised by its striking entrance gates and double fronted façade, boasting an excellent energy rating, highly private SOUTH WESTERLY rear garden and just 0.7 miles from the centre of Barnt Green village. The impressive 2,872 sq. ft of accommodation offers three spacious reception rooms, stunning extended kitchen/dining/family room, utility, two en suites, double garage and a spacious driveway.

Description

As you step inside, you are greeted by an expansive foyer that serves as an introduction to the luxurious spaces beyond. Under stairs storage and a cloaks cupboard are available within the hall as well as access to a guest WC. There are three reception rooms of generous proportions including a dual aspect living room with electric fire and french doors to the garden, formal dining room with garden views and ground floor office. Extended by the current owner's, the luxury kitchen seamlessly merges functionality with sophistication with a range of high quality built in appliances and adjoining utility room. The room is also large enough to accommodate both a formal dining space as well as a family lounge area complete with a remote controlled electric fire, sky lantern and huge bi-folding doors, connecting the whole space to the outdoor entertaining patio.

The sumptuous master bedroom is equipped with fitted wardrobes and an imposing en suite shower room and a second double bedroom across the hall enjoys its own balcony with private views over the front, fitted wardrobes and en suite shower room. A further spacious double bedroom with wardrobes, two additional bedrooms and modern family bathroom (with tub and separate shower enclosure) complete the first floor.





Outside

The property is accessed through a secure set of wooden gates with intercom system opening onto a large driveway, providing access to a double garage with electric door. The highly private rear garden is predominantly laid to lawn flanked by mature trees and hedging and a pristine tiled patio wraps around the back complete with a lux louvered pergola, perfect for entertaining, whatever the weather!

Location

Barnt Green is a thriving and popular village with local shopping facilities, doctor's surgery, two churches, several dentists, local school with 'Outstanding' Ofsted status and train station direct to Birmingham. There are many sporting facilities including a renowned sports club (one of the leading racquet clubs in the country), cricket club, Blackwell Golf Club, sailing and many other clubs and societies including the Midland Sinfonia. There is easy access to M5/M42 motorway links, Birmingham Airport and Birmingham City Centre is approximately twelve miles away. The property lies opposite the renowned 524 acre Lickey Hills Country Park, one of Birmingham's most varied and treasured parks.



Room Dimensions

Living Room 8.1m x 3.94m (26'6" x 12'11")

Dining Room 5.08m (into bay) x 3.92m (16'8" x 12'10")

Office 2.3m x 3.35m (7'6" x 10'11")

Kitchen/Dining/Family Room 7.73m (max) x 7.35m (max) (25'4" x 24'1")

Utility Room 1.8m x 3.79m (5'10" x 12'5")

Double Garage 5.3m x 5.22m (17'4" x 17'1")

Bedroom 1 5.08m (into bay) x 3.92m (16'8" x 12'10")

En Suite 2.28m x 3.3m (max) (7'5" x 10'9")

Bedroom 2 4.64m x 3.76m (15'2" x 12'4")

Balcony 1.37m x 4.31m (4'5" x 14'1")

En Suite 2.25m x 1.54m (7'4" x 5'0")

Bedroom 3 3.36m x 3.76m (11'0" x 12'4")

Bedroom 4 3.65m (max) x 3.23m (11'11" x 10'7")

Bedroom 5 3.2m x 2.2m (10'5" x 7'2")

Bathroom 2.3m x 2.67m (7'6" x 8'9")

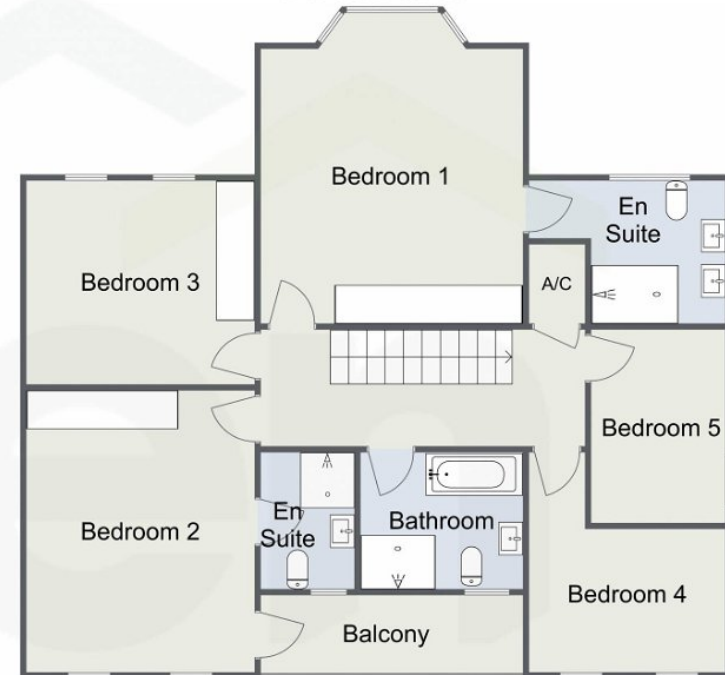


Twatling Road, Barnt Green

Ground Floor



First Floor



Total Approximate Area (Including Double Garage): 266.8 sq. m (2,871.81 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.

