

Barford House, 1 Greenhurst Drive

Barnt Green, Birmingham

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Barnt Green

Nestled on a PRIVATE ROAD in a coveted locale of Barnt Green, this grand 3,510 sq ft detached residence has been meticulously refurbished throughout with no expense spared, offering an unrivaled blend of luxury and style. The home boasts four expansive reception rooms that flow seamlessly as well as an exceptional breakfast kitchen, complete with Carrera marble floor tiles, granite worktops and premium Rangemaster appliances. With five generous double bedrooms and three luxurious bathrooms (one with a jacuzzi tub), every detail has been thoughtfully curated to enhance modern living. Professionally landscaped front and rear gardens, including a private, south-easterly facing rear oasis, further elevate this immaculate property to a level of sophistication and comfort that is simply unparalleled.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Drawing Room with Inglenook Fireplace
- Formal Dining Room and Separate Office
- Incredible High Quality Kitchen
- Generous Part Orangery Living Room
- Utility Room and Guest WC
- Master Bedroom with Dressing Room and En Suite
- Four Additional Double Bedrooms - One with En Suite
- Luxury Family Bathroom with Jacuzzi Tub
- Private South Easterly Rear Garden
- Double Garage and Driveway





Description

The ground floor of this exceptional residence is introduced by a charming covered porch, leading into a grand entrance hall, where a stunning Neville Johnson staircase takes centre stage, with understairs storage. Off the hall, the dual-aspect drawing room is a true masterpiece, featuring an inviting inglenook fireplace with an electric inset fire and graceful French doors that open onto the garden. A separate formal dining room, also with direct garden access, provides the perfect setting for entertaining.

The hallway extends to a guest WC, coat cupboard, and a dedicated office, offering a quiet and refined workspace. At the heart of the home lies the incredible kitchen designed for both style and function, boasting underfloor heating, Baltic Brown granite worktops, a central breakfast island, and top-tier appliances, including an AEG combi microwave, AEG steam oven, Bosch integrated dishwasher, Sinkerator waste disposal, filtered water tap, Rangemaster oven with electric hob and a matching Rangemaster American fridge/freezer.

The luxurious Carrera marble tiled flooring flows seamlessly into the generous living room, part orangery, where ceiling speakers, underfloor heating, electronically operated sky lights and a remote controlled roof blind enhances the ambiance. A bespoke fitted Neville Johnson unit incorporating shelves and cupboards adds an elegant touch, making this an ideal space for relaxation. Completing the ground floor is a utility room (with sizeable loft storage), providing convenient access to the double garage which features storage cupboards at the back.

The first floor of this exceptional home is beautifully centered around a galleried landing, creating an impressive sense of space and grandeur. An airing cupboard houses the hot water tank.



The superb master suite is a true sanctuary, featuring a spacious dressing area and a stylish en suite shower room with underfloor heating. The principal guest bedroom enjoys the luxury of its own en suite bathroom, while three further generous double bedrooms provide ample accommodation, one of which features a fitted bookcase. Each bedroom benefits from built-in wardrobes for seamless storage. A sumptuous family bathroom completes the floor, boasting a Jacuzzi tub, separate shower enclosure and underfloor heating for ultimate relaxation. The majority of the bathrooms are elegantly appointed with Villeroy & Boch sanitary ware.

Outside

The private south-easterly rear garden has been professionally landscaped to provide a stunning outdoor retreat with year-round interest. At its heart, a well-manicured lawn is framed by hedged boundaries, offering both beauty and privacy. An illuminated patio provides the perfect setting for entertaining, with a secluded side area thoughtfully designed to accommodate a jacuzzi. A raised decking area with a pergola, nestled in the far corner, captures the last of the evening sunshine, making it an idyllic spot to unwind. Completing the space, a garden shed offers practical storage, ensuring the garden remains as functional as it is picturesque.

The impressive frontage features a contemporary block-paved driveway which has recently been laid, providing ample parking, leading to a double garage with electric doors for effortless access and an EV charger ensures modern convenience. Thoughtfully designed attractive planting enhances the kerb appeal, offering a welcoming first impression that reflects the home's quality and style.

The property is equipped with an alarm and CCTV.

Service Charge: £700 per annum contributing to the maintenance of the private road.





Greenhurst Drive, Barnt Green

Ground Floor



First Floor



Total Approximate Area (Including Double Garage): 326.1 sq. m (3,510.11 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.



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