

4 Bittell Lane, Barnt Green

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Barnt Green

Nestled in a peaceful setting within Barnt Green village, this beautifully presented home combines striking kerb appeal with outstanding rural views. Perfectly positioned for both tranquility and convenience, the property offers easy access to local amenities, a highly sought-after first school, and a train station with direct links to Birmingham, Redditch, Bromsgrove, and Worcester. Modernised and refurbished throughout to an exceptional standard, no detail has been overlooked. Highlights include a stunning open plan kitchen/dining/family room designed for entertaining, two elegant reception rooms, a utility and boot room, four generous double bedrooms, two stylish bathrooms plus a separate WC. With a gated driveway, garage, and an immaculate south-easterly rear garden, this home truly offers the best of village living with modern luxury.

Council Tax band: G

Tenure: Freehold

- Lounge with 'Woodwarm' Gas Stove and Striking Stone Surround
- Sitting Room with 'Woodwarm' Dual Sided Log Burner
- Outstanding Open Plan Kitchen/Dining/Family Room
- Utility Room and Separate Boot Room
- Ground Floor Shower Room
- Four DOUBLE Bedrooms – All with Rural Views
- Luxury Family Bathroom and Additional Separate WC
- Modernised and Refurbished to an Exceptional Standard
- Garage and Gated Driveway
- Beautiful SOUTH EASTERLY Rear Garden





Description

From the entrance hall with useful understairs storage, the property opens into a sumptuous lounge where a striking stone fireplace with a 'Woodwarm' remote controlled gas stove forms a focal point, complemented by a full wall of windows within a bay and bi-folding doors that flood the space with natural light and frame idyllic garden views. A separate sitting room, featuring a 'Woodwarm' log burner (double sided with the adjoining kitchen), stone lintel, and inset log storage, provides a warm and inviting retreat. Each reception room on the ground floor has been thoughtfully designed to take full advantage of the delightful outlooks across the gardens.

The true heart of the home is the magnificent open-plan kitchen/dining/family room – a showcase for modern living and entertaining. Finished to the highest specification, it boasts granite worktops, Amtico flooring, two designer TERMA radiators, and further bi-folding doors to the garden. A comprehensive range of high-quality appliances includes a Rangemaster cooker with induction hob, AEG extractor, warming drawer, microwave, 70/30 fridge freezer, undercounter fridge, a BOSCH dishwasher and also a wine fridge. An adjoining utility room offers quartz worktops, excellent storage, a built-in washing machine, and space for a freestanding dryer, leading seamlessly into a superb boot room with bench seating, bespoke cupboards, and direct access to the rear garden. A contemporary shower room completes the ground floor.

The first floor is home to four generously proportioned double bedrooms, each benefitting from breathtaking rural views, alongside a luxury family bathroom featuring a corner bath, spacious shower enclosure, WC, wall storage unit, under sink storage and a touch switch magnifying mirror. There is also a separate WC. The bathroom, ground floor shower room and WC are finished with elegant Karndean flooring.



Outside

Fully enclosed and thoughtfully 'dog-proofed', the SOUTH EASTERLY rear garden has been beautifully landscaped with a substantial patio terrace for outdoor dining, a generous lawn, and a variety of interesting planting, creating both sunny and shaded spots to enjoy throughout the day. To the front, a gated five-bar entrance opens to a driveway with ample parking and access to the garage.

Location

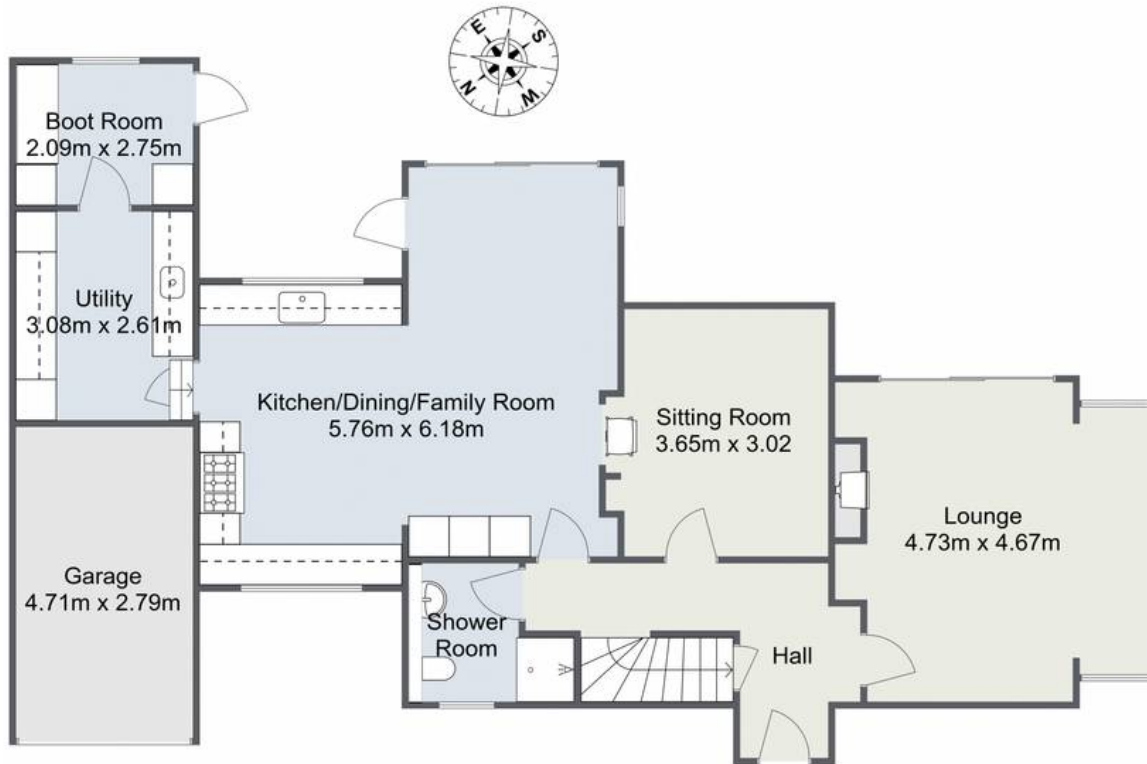
Barnt Green is a delightful village offering a variety of amenities including local shopping facilities, doctor's surgery, two churches, several dentists, highly sought after St Andrews First School and train station. The property itself is within walking distance from both the village gem, 'The Victoria Inn' and ever-popular Grade II listed 'Barnt Green Inn' and conveniently located for many fine walks, including the renowned 525 acre 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 ten miles away.





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Ground Floor



First Floor



Total Approximate Area (Including Garage): 189.6 sq. m (2,040.83 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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