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YOUR PREMIUM AGENT

**8 BEECH PARK DRIVE
BARNY GREEN
B45 8LZ**

Experience elegance in this immaculate five-bedroom family home, set within a 0.43-acre plot. Private and gated and close to Barnt Green Station, offering wonderfully spacious living space, spanning over 3,300 and a serene wrap-around garden., this property combines luxury with the comfort of village life, offered with no onward chain.

8 BEECH PARK DRIVE

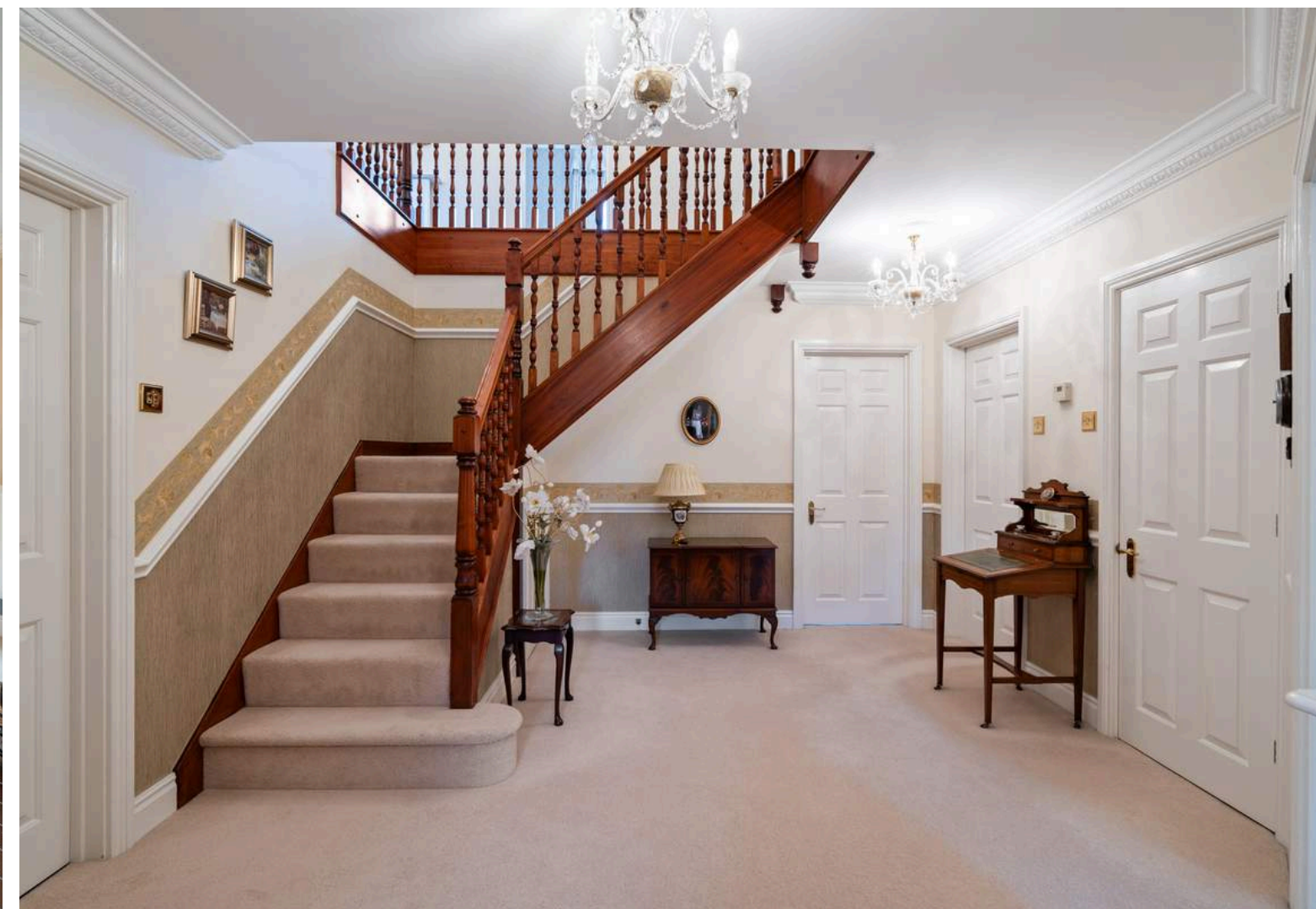
This splendid family residence is beautifully set within a 0.43-acre plot in a quiet, gated community, just minutes from Barnt Green Station. The home spans over 3,300 square feet, comprising five bedrooms, three bathrooms, and four reception rooms, each designed with luxury and comfort in mind. The property boasts a double garage with an electric door and is surrounded by meticulously landscaped gardens, providing privacy and tranquillity. The wrap-around garden features mature trees and a summerhouse, perfect for outdoor entertainment or quiet relaxation





The home welcomes visitors with a large storm porch leading into a grand, spacious entrance hallway that features a guest WC, cloaks cupboard, and under-stairs storage. The formal dining room and a triple-aspect living room create a flow perfect for entertaining, with the living room featuring a striking inglenook fireplace that invites cozy gatherings.

A large office provides a peaceful retreat with beautiful views of the garden which would work equally as well as a children's playroom.







The breakfast kitchen offers great potential for renovation to an open-plan layout, connecting directly to the sitting room, ideal for modern family living. Additionally, the utility room's garden access emphasizes functionality and ease.







A sweeping galleried landing on the first floor provides access to five well-appointed bedrooms. The principal bedroom, bathed in natural light, features a large en-suite shower room and offers picturesque views of the garden. Another bedroom also enjoys the luxury of an en-suite bathroom, while the remaining three bedrooms share a spacious family bathroom. Each bedroom includes fitted wardrobes, highlighting the thoughtful design and storage solutions throughout the home.





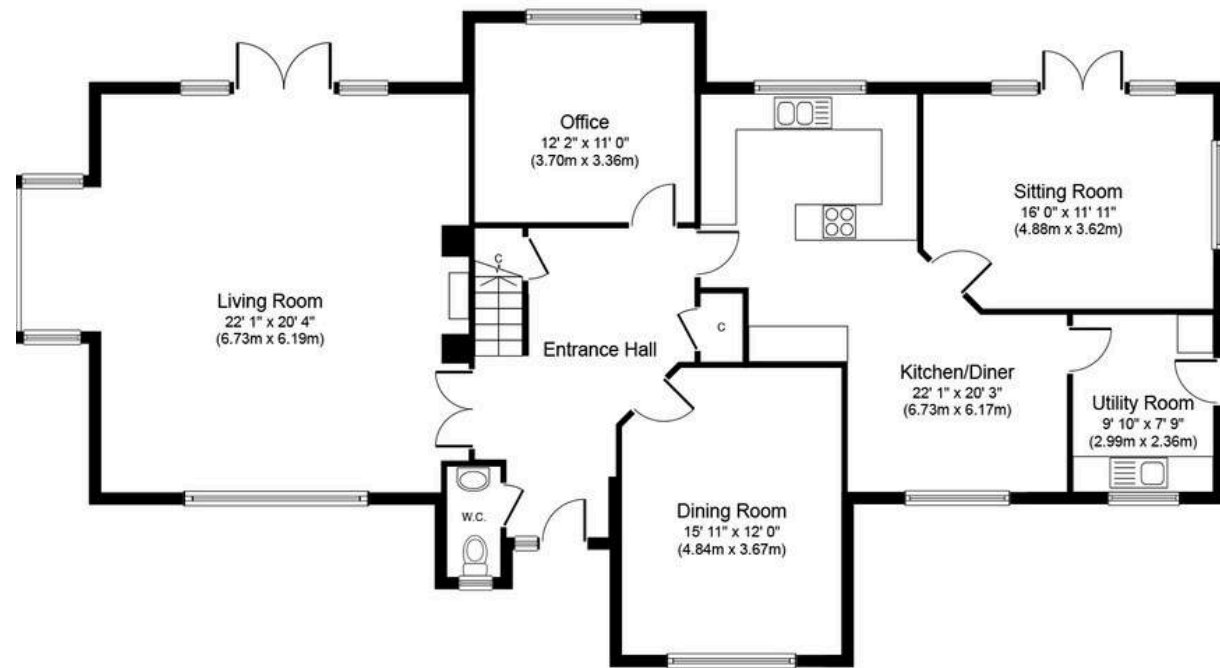


The property's exterior is as impressive as its interior, featuring a substantial wrap-around garden that is both private and enchanting. The garden includes a patio seating area, a generous lawn with mature trees and shrubs, and a charming summerhouse, making it a perfect outdoor haven for relaxation or hosting. The block-paved driveway leads to a double garage with an electric door, providing ample parking and secure storage.

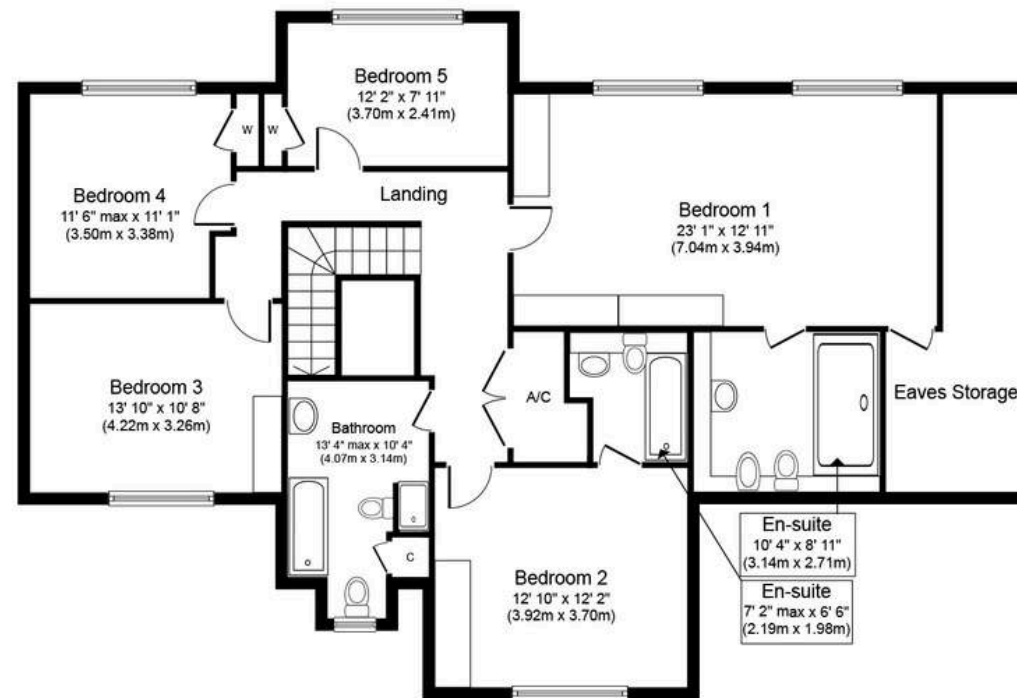


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

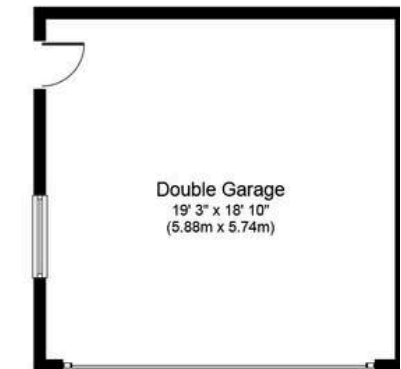
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Ground Floor
 Approximate Floor Area
 1,577 sq. ft.
 (146.5 sq. m.)



First Floor
 Approximate Floor Area
 1,456 sq. ft.
 (135.3 sq. m.)



Double Garage
 Approximate Floor Area:
 363 sq. ft.
 (33.8 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

FEATURES

- Five Bedroom Detached Home
- Four Generous Reception Rooms
- Double Garage with Electric Door
- Wrap-Around Private Garden
- Close to Barnt Green Station
- Potential for Open-Plan Kitchen and Extension STP
- Gated Entrance
- No Onward Chain

SIZE

Total - 3,033 sq ft (excl. garage)

TENURE

Freehold

BROMSGROVE DISTRICT COUNCIL - G

SERVICES

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

BROADBAND

Type	Max download speed	Max upload speed
Standard	17 Mbps	1 Mbps
Superfast	76 Mbps	18 Mbps
Ultrafast	1000 Mbps	220 Mbps

Network in the area: OpenReach

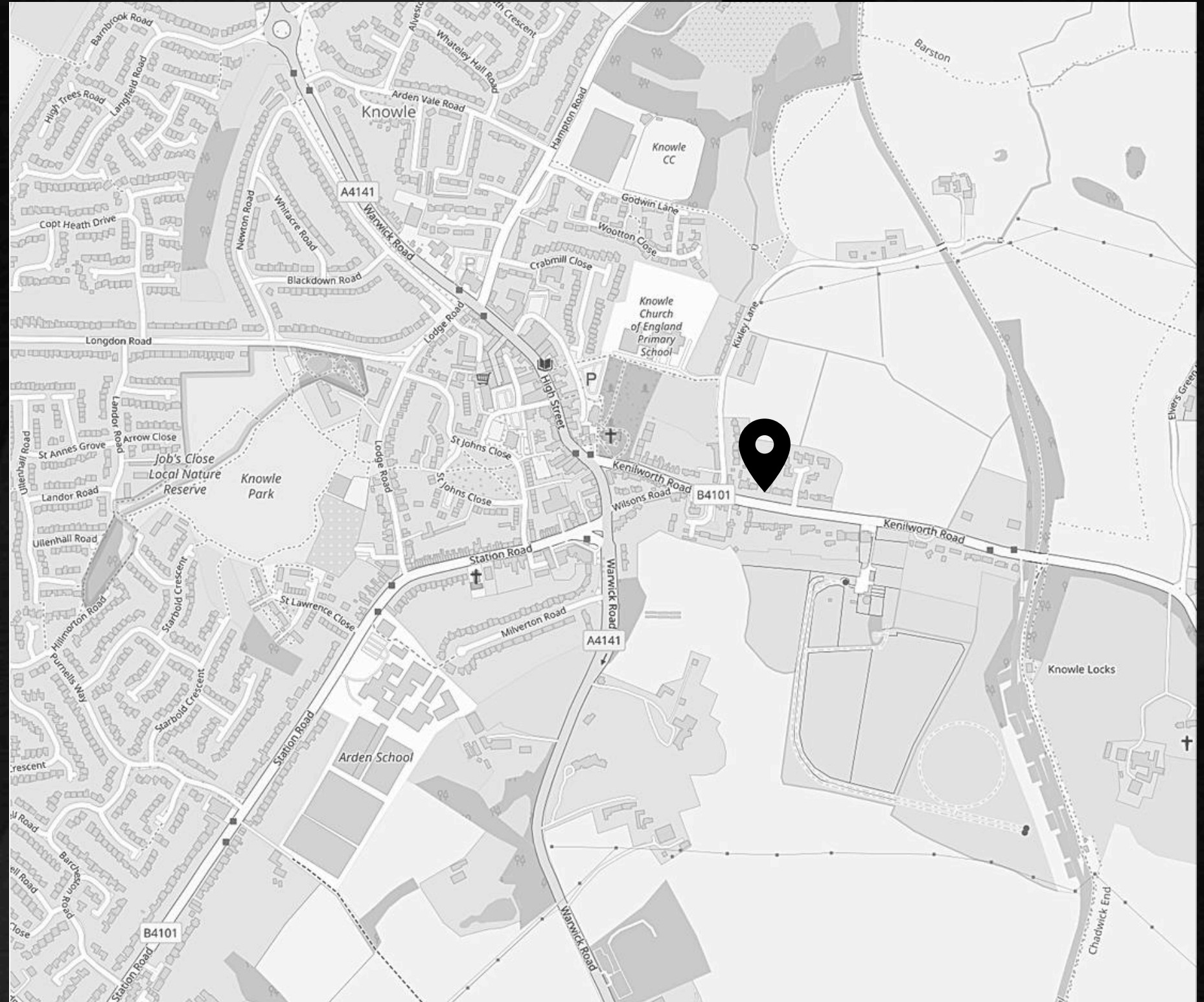
VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)

@ premium@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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).

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Call us on **01564 777314 (option 4)**

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