

Andrew Grant  
PRESTIGE & COUNTRY



Fiery Hill Road

Barnt Green B45 8LG





# 16a Fiery Hill Road

Barnt Green B45 8LG

**6** Bedrooms    **3** Bathrooms    **5** Receptions

“An exceptional Barnt Green residence, with equally breathtaking gardens...”

Scott Richardson Brown CEO

- This six-bedroom family home spans over 3,000 sq. ft. of luxurious and thoughtfully designed accommodation, with beautifully landscaped gardens.
- The stunning garden room extension flows seamlessly from the bespoke kitchen into the terrace, offering the perfect space for cooking, dining and entertaining.
- The incredible south-facing garden has been thoughtfully landscaped and includes a Breeze house with a built-in Sonos speaker and heater for year-round enjoyment.
- The luxurious master en suite bedroom featuring a Juliet balcony that provides elevated views over the beautiful gardens.
- A double garage and a large driveway provide ample secure parking for multiple vehicles.
- This very sought after area benefits from nearby access to a mainline railway station and the motorway network via the M42 whilst the area also offers some of the best schools in the region.



3,093 sq ft (287.3 sq m)





## The kitchen

The wonderfully warm and homely kitchen features beautiful Karndean wood effect parquet flooring and a three oven combo gas and electric AGA that is surrounded by bespoke solid oak drawers and cabinets. Opposite the AGA is a Belfast style sink and double integrated dishwasher surrounded by painted shaker style units and topped with black granite worktops, all perfectly complimented by high quality appliances.







The kitchen leads through an oak framed opening into the garden room, which can only be described as a spectacular space.

There is also a well equipped and practical utility room next to the kitchen that benefits from a door into the garden.







## The garden room

The garden room, currently serving as a secondary dining room, is exquisitely designed to harmonise with its outdoor surroundings. Featuring underfloor heating, exposed timber frames and expansive glass panel walls, the space is bathed in natural light and offers stunning views of the garden.

The room combines beautifully with the kitchen to create a picturesque and inviting setting, perfect for hosting informal social gatherings and large family meals year-round.









## The sitting room

The bright and spacious sitting room features windows either side of the fireplace as well as French doors that lead out on to the patio and provide serene views of the beautiful gardens. The wood burning stove provides a cosy warmth to this wonderfully spacious and bright reception room, ensuring it can be enjoyed equally in the evenings and cooler months.











## The dining room

The generously sized dining room offers wonderful views of the garden and features double glazed French doors lead directly onto the patio area.

This bright and airy room provides ample space for a dining table and eight chairs and additional freestanding furniture. The warm, welcoming atmosphere and seamless connection to the garden makes it a great room for both formal and informal entertaining.







## The study

The generously sized study features Karndean wood effect parquet flooring and a large bay window that provides views to the front of the property, whilst ensuring the room is a bright and comfortable space within which to work. Full fibre broadband is also available at this property.





## The snug

Tucked away at the end of the hallway, the snug offers a secluded space to relax and unwind. A door to a small hallway with an external door and stairs up to bedroom three makes this ideal for use as a guest suite. With a gas fireplace and space for a wall-mounted TV, the snug is also the ideal space for intimate movie nights.







## The hallway

The entrance hall is a spacious and welcoming space that leads to all the main living areas on the ground floor as well as the main staircase to the first floor accommodation.

To the left, there is a convenient cloakroom with a WC and wash basin and to the right, a generously sized study. The beautiful Kardean wood effect parquet flooring that flows seamlessly through to the kitchen, also enhances the warm and welcoming ambiance when entering this delightful home.





## The landing

The beautiful galleried landing provides access to most of the first floor accommodation and has ample space for seating around its perimeter, plus access to the loft which is ideal for storage or potential development subject to obtaining the relevant consent.







## The master bedroom suite

Located at the end of the galleried hallway, the spacious king-sized principal bedroom boasts a Juliet balcony that overlooks the beautiful gardens and a well appointed en suite that adds a touch of luxury.

This bright and inviting room features bamboo flooring, full width integrated wardrobes and ample space for a dressing table.









## The master en suite

This fully tiled and very spacious en suite features a bath with a shower above, a wash basin and a WC, perfectly complimenting the adjoining bedroom.





## Bedroom two

This spacious king-sized bedroom boasts the luxury of its own en suite and features stunning vaulted ceilings with Velux windows directly over the bed that flood the space with natural light.

This bedroom also provides access to bedroom three through an interconnecting door and has integrated wardrobes for storage.







## Bedroom two en suite

This bedroom is accompanied by a stylish en suite with a freestanding bath, separate shower, WC and wash basin.







## Bedroom three

Due to the separate access via the back stairs, this room could either be utilised to support multi-generational living or as a private guest wing.

Bedroom three stands out for its versatility, as it can also be accessed through a door from bedroom two, it could be possible to transform it into a luxurious master suite.







## Bedroom four

Bedroom four is another spacious double bedroom and features built-in wardrobes and a large window that provides lovely views of the picturesque rear gardens, whilst ensuring the room is bathed in natural light.





## Bedroom five

Overlooking the front of the property, bedroom five is a well appointed double bedroom with built-in storage and ample space for a double bed and additional free standing bedroom furniture.





## Bedroom six

Enjoying lovely views of the beautiful rear gardens and benefiting from built-in wardrobes. Bedroom six is currently utilised as a dressing room but offers the possibility to either reconfigure into a charming nursery or as an additional study.





## The family bathroom

The main bathroom is both spacious and elegantly designed. It features a walk-in shower with a waterfall shower head, his and hers sinks with cupboard storage underneath, a WC and a window that allows natural light to fill the room. A wall mounted storage cupboard and a stylish heated towel rail add both functionality and sophistication to this beautiful family bathroom.







## The gardens and grounds

The walled garden has been beautifully and thoughtfully designed with multiple sections, each offering a unique space to relax and enjoy.

Two patio areas provide ample space for both relaxed seating and dining, whilst a wonderfully kept lawn and stunning borders combine to create a simply idyllic outdoor space.







Tucked away at the rear of the garden lies a hidden gem. The Breeze house recently re-roofed in 2024, provides a unique heated seated area with built-in Sonos speakers, ideal for intimate gatherings all year round.















This beautiful garden is full of surprises just waiting to be discovered and this charming little 'secret garden' being just one.

Meandering along the side and front of the property is a paved pathway flanked by flower beds and a greenhouse, perfect for gardening enthusiasts.







## The garages

The property is complemented by a spacious double garage and a paved driveway and security gates that provides ample parking for multiple vehicles.



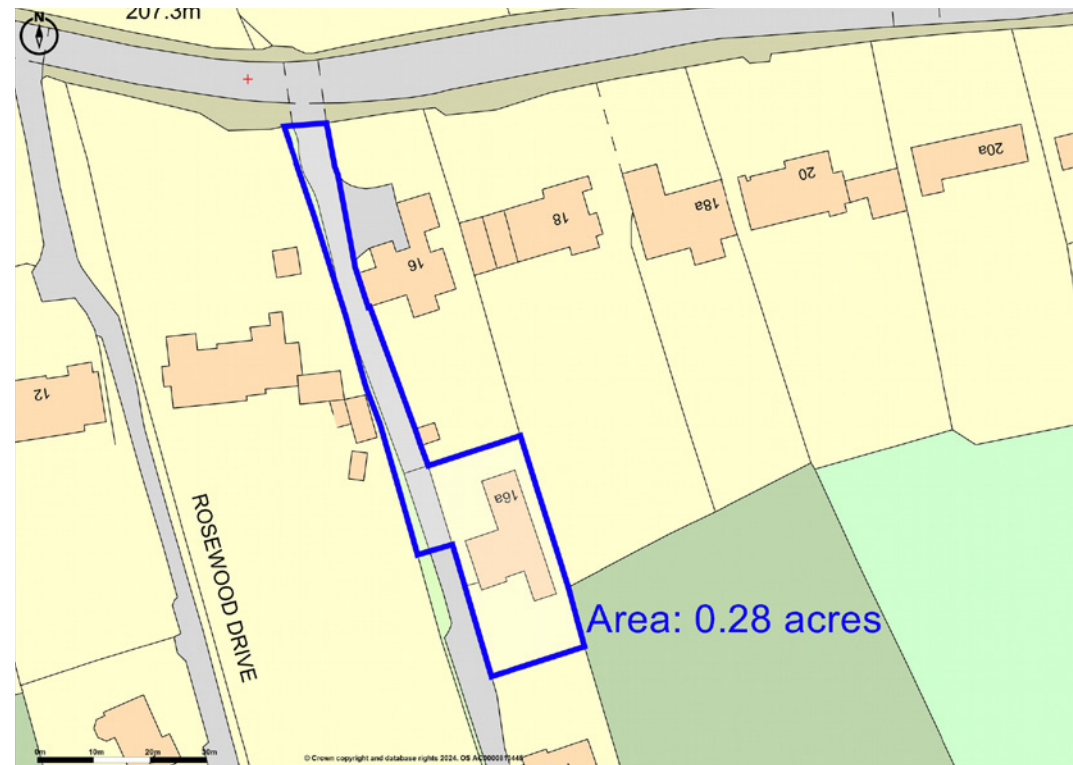


# Location

Barnt Green boasts a thriving centre, offering a diverse array of shops, medical and dental practices, a highly regarded primary school, sports and recreation grounds, two churches, a popular public house and several restaurants.

For those who enjoy outdoor activities, the nearby Lickey Hills, with a visitor centre and 525 acres of woods and parkland, provides an abundance of excellent walks and opportunities for outdoor pursuits and those that simply love nature.

Excellent rail links connecting Barnt Green to Worcester and Birmingham combine with nearby access to the motorway network ensures commuting is simple and easy.



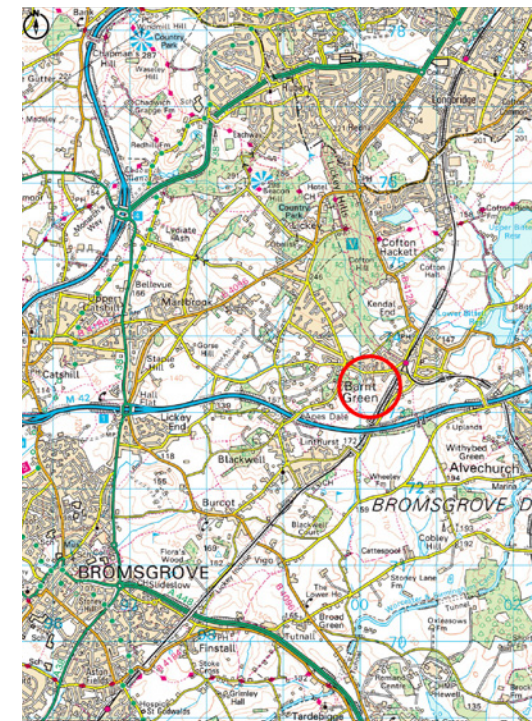
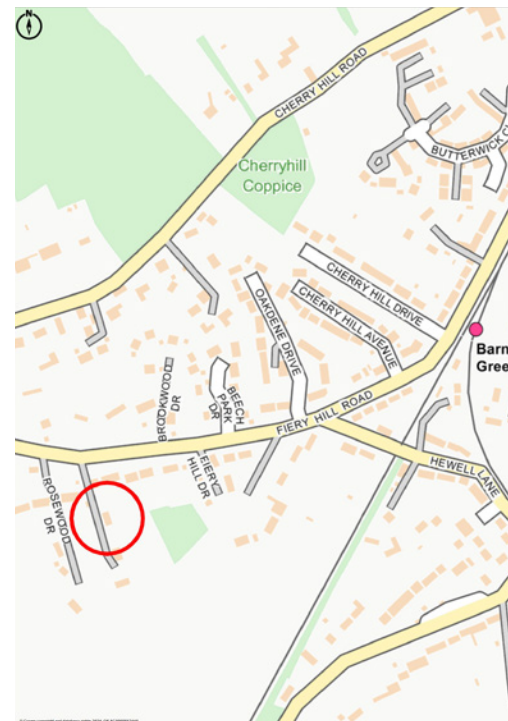
# Services

The property benefits from mains gas, electricity, water and drainage, connections.

Super fast fibre broadband is also available at the property.

# Council Tax

Band G





# 16A, Fiery Hill Road, Barnt Green

Approximate Gross Internal Area = 2,814 sq ft / 261.4 sq m

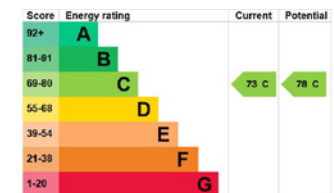
Double garage = 279 sq ft / 25.9 sq m

TOTAL = 3,093 sq ft / 287.3 sq m



Ground Floor

First Floor



This plan is for guidance only and must not be relied upon as a statement of fact



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



