

**Andrew Grant**  
PRESTIGE & COUNTRY



6 Blackwell Road

Barnt Green B45 8BU



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**5 Bedrooms**    **3 Bathrooms**    **4 Receptions**

“An impressive family home in the immensely popular village of Barnt Green...”

Scott Richardson Brown CEO



- Located in the sought after village of Barnt Green this lovely family home enjoys over 2,000 sq ft of immaculate and thoughtfully designed living accommodation.
- Impressive mature rear gardens feature extensive decking and seating areas for al fresco dining and informal entertaining.
- The rear gardens are further enhanced by a picturesque rose covered oak pagoda an ornamental koi carp pond and a sizable summer house.
- The expansive driveway and integrated garage provide convenient and 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

2,173 sq ft / 201.8 sq m



## The kitchen

This contemporary open plan kitchen features a spacious layout, modern premium appliances, underfloor heating and abundant storage with sleek cabinets and drawers. It is well-lit with natural light from large windows and integrated recessed lighting.





The stylish finishes, including tiled flooring and gloss granite countertops, further enhance the modern aesthetic. The open plan design seamlessly connects the kitchen to adjacent living areas, making this stunning kitchen perfect for modern living and informal entertaining.



## The snug

The cosy snug adjoining the open plan kitchen offers a comfortable, warm and inviting space to take in the surrounding views of the garden. The airy free flowing nature of this space perfectly complements the kitchen to create an ideal room for enjoying with the family or for more informal entertaining.





## The sitting room

This well-designed living room exudes comfort and sophistication, featuring large windows that allow natural light to illuminate the space. The built-in shelving provides ample storage and display options, while the recessed lighting and ceiling accents create a warm and inviting ambiance.

The room's spacious layout is perfect for relaxing and entertaining, seamlessly connecting to the outside through the elegant French doors.

The overall atmosphere is one of cosy elegance, ideal for both family time and hosting guests.





## The dining room

This large dining room includes expansive windows that flood the space with natural light, creating a bright and inviting atmosphere. The spacious layout provides ample room for entertaining, making it ideal for hosting gatherings and family meals. The overall ambience is both comfortable and refined, perfect for formal dining experiences.







## The study

This study offers a well-lit workspace with large windows which creates an inviting and productive environment. The layout of the room provides ample space for storage, making it ideal for focused work or study.



## The utility room

A practical utility room complete with plumbing facilities and underfloor heating offers a functional space for household duties. A long corridor illuminated by a contemporary Velux skylight leads to a rear entrance and acts as a handy cloakroom for the property.



## The hallway

The hallway features elegant wooden flooring and neutral walls, providing a welcoming and cohesive transition to the ground floor rooms. It includes convenient access to a downstairs WC and a well-lit staircase leading to the first floor accommodation.





## The landing

The galleried landing grants access to the first floor bedrooms and bathrooms, whilst a large, obscure glazed window ensures both the stairwell and landing is a bright and airy space.



## The principal bedroom suite

The principal double bedroom is generously sized and features a large window offering picturesque views of the gardens, along with an air conditioning unit to keep the room cool and comfortable during warmer summer months. The adjoining en suite shower room is equipped with a walk-in shower, WC, floating washbasin, marble-style tiles throughout and underfloor heating.





## Bedroom two

This bright and generously sized second bedroom features an adjoining en suite shower room and a large window that creates a bright and welcoming atmosphere. The room's tasteful decor and soft colour palette contribute to a serene and comfortable environment, making it an ideal space for guests or family members.



## Bedroom two en suite shower room

The beautifully appointed en suite that accompanies the second bedroom benefits from a walk-in shower, underfloor heating and cupboard storage space, whilst a WC and wash basin complete the suite.



## Bedroom three

This large double bedroom offers ample built-in storage, including wardrobes and overhead cabinets, maximizing space and organization. The room is bright and airy, thanks to large windows that let in plenty of natural light. The neutral colour scheme and well-planned layout create a comfortable and inviting atmosphere, making it an ideal retreat for relaxation.





## Bedroom four / dressing room

This generously sized bedroom, re purposed as a walk-in wardrobe, features extensive built-in storage with ample shelving, drawers and hanging space for clothing and accessories. The large window allows natural light to brighten the room, creating a pleasant and functional dressing area, whilst the inclusion of a spacious vanity area enhances the room's practicality.



## The office

The fifth bedroom, currently used as an office, provides a bright and functional workspace with large windows that fill the room with natural light. Its versatile layout allows for various uses, such as a home office, creative studio or hobby room.



## Family bathroom

A luxuriously appointed modern family bathroom features a stunning freestanding roll-top bath, complemented by a walk-in shower, WC, and washbasin. Stylish neutral tiling enhances the modern aesthetic appeal, while a laundry chute that flows directly into the utility room below adds to the convenience of this practical family bathroom.





## The gardens

The beautiful gardens of this property feature stunning borders, a well-maintained lawn and a variety of mature trees and shrubs that create a serene and picturesque setting. A charming pond stocked with koi carp adds tranquillity, while a rose covered oak pagoda provides shelter to a charming seating area.





## The terrace

This inviting patio area, surrounded by hedges for privacy, features a spacious, well-designed layout perfect for outdoor dining and relaxation. Easily accessed via bi-folding glass doors from the open-plan snug and kitchen area, it is ideal for al fresco dining and informal entertaining.





## The pagoda & BBQ area

The garden is further enhanced by a rose covered oak pagoda, providing shelter to a paved area currently used for outdoor cooking with a BBQ and pizza oven. Surrounded by lush greenery and vibrant flowers, this serene and picturesque environment also serves as a charming, sheltered seating area.



## The summer house

Located in an idyllic spot at the end of the garden, the summer house provides useful storage space and a lovely spot from which to enjoy the garden.



## 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 ground, two churches, a popular public house, and several restaurants.

For those who enjoy outdoor activities, the nearby Lickey Hills provide an abundance of excellent walks and opportunities for outdoor pursuits. With its visitor centre and 525 acres of woods and parkland, it's a nature lover's paradise.

Commuting is a breeze with excellent rail links connecting Barnt Green to Worcester and Birmingham. Additionally, the nearby motorway network ensures convenient access to a variety of local and regional destinations, catering to the needs of modern-day commuters.

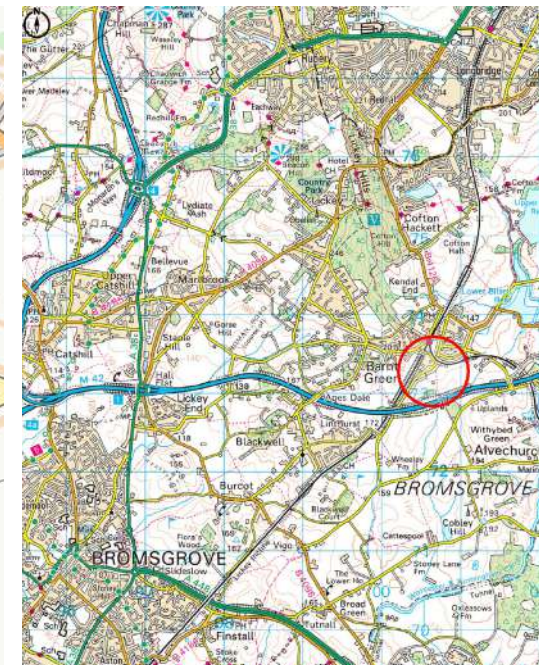
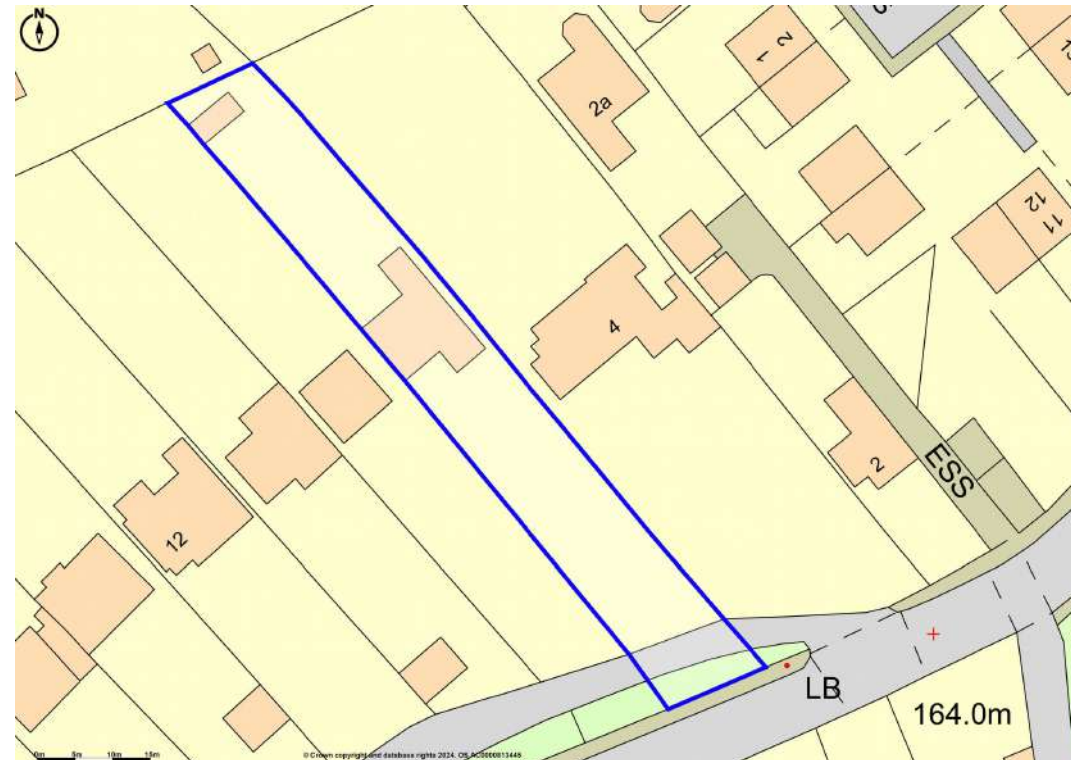
Overall, Barnt Green offers a delightful location that combines a thriving community, natural beauty, and excellent transport connections, making it an ideal place to call home.

## Services

The property is connected to mains gas, electricity, water and drainage.

## Council Tax

The Council Tax banding for this property is **Band G**





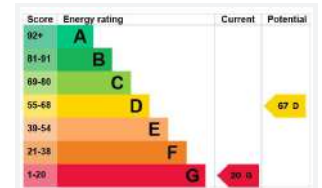
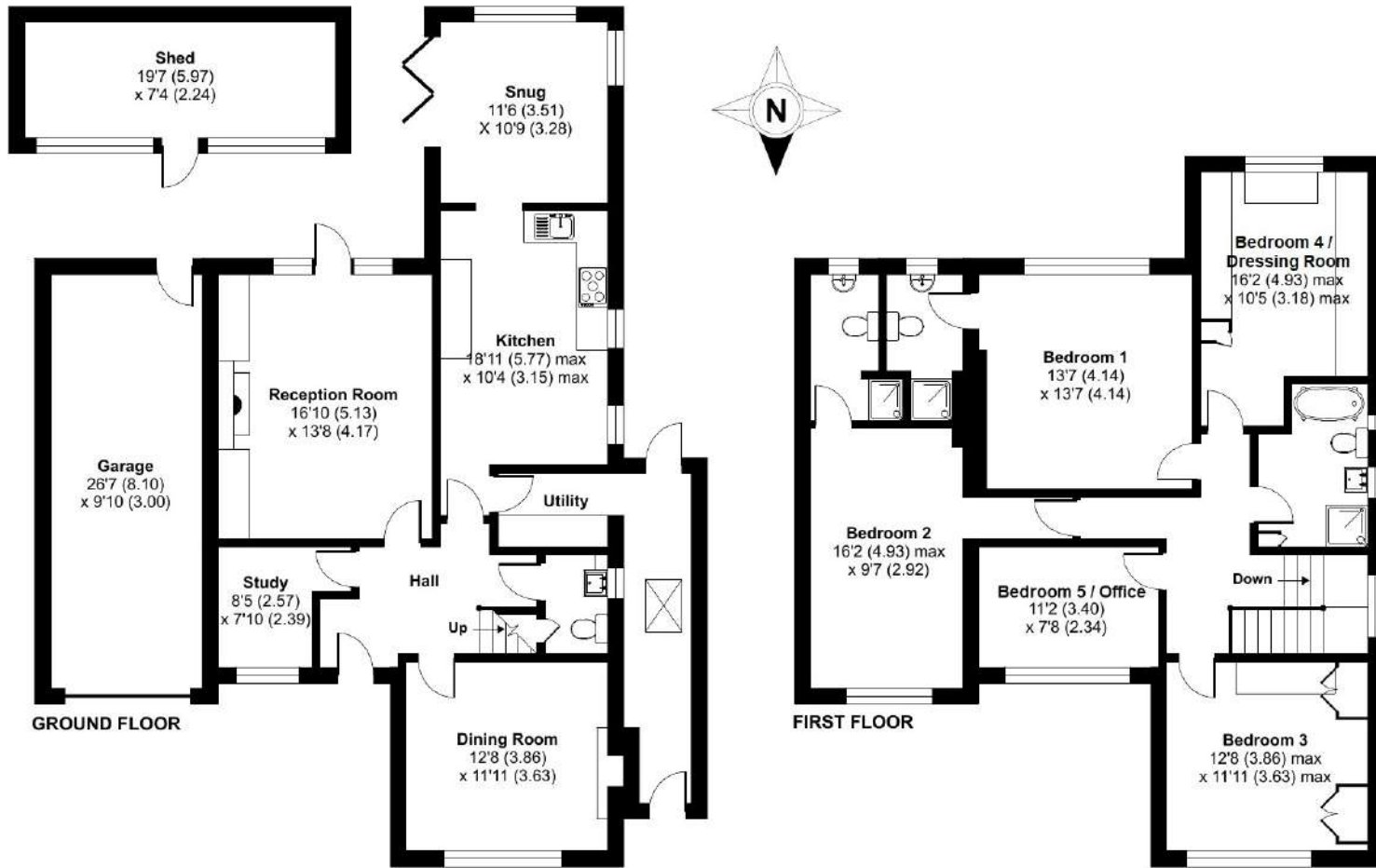
# 6 Blackwell Road, Barnt Green B45

Approximate Gross Internal Area = 2,173 sq ft / 201.8 sq m

Garage = 254 sq ft / 23.6 sq m

Outbuilding = 145 sq ft / 13.5 sq m

Total = 2,572 sq ft / 238.9 sq m



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.

