

Andrew Grant
PRESTIGE & COUNTRY



Ashtree House

Barnt Green, B45 8HX



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19a Twatling Road, Barnt Green, B45 8HX

4 Bedrooms 3 Bathrooms 2 Reception Rooms

“A beautifully presented family home offering spacious modern living, a superb kitchen and idyllic garden, all within sought-after Barnt Green....”

Scott Richardson Brown CEO

- Stylish detached family home with spacious, light-filled accommodation and new Thatch Ridge fitted in 2025.
- Layout reconfigured for contemporary open-plan kitchen with breakfast bar and seating area.
- Four generous double bedrooms including master with fitted wardrobes and luxury en suite.
- Adjoining annexe accommodation for guests or family staying long term.
- Private landscaped garden with elevated patio, BBQ area, lawn and summerhouse.
- Ample driveway parking plus detached garage for storage or workspace.
- Sought-after Barnt Green location, walking distance to village, station and countryside.

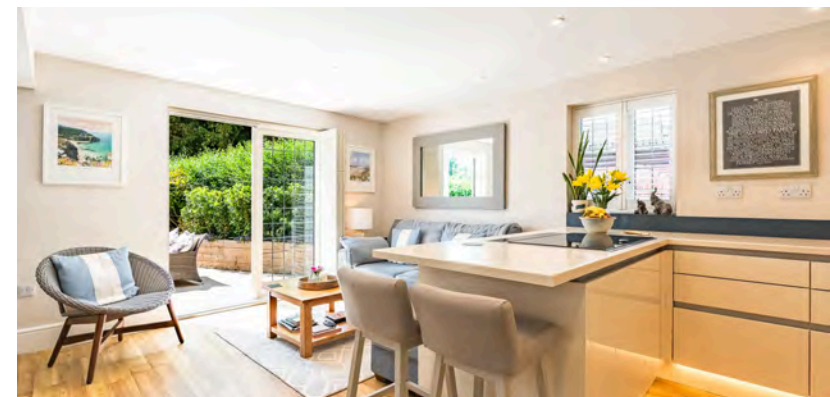


2624 sq ft (243.8 sq m)



The kitchen diner

This bright open-plan kitchen diner is perfect for relaxed mornings and sociable gatherings. A breakfast bar for two offers a cosy spot for coffee or conversation, while the spacious dining area is ideal for family meals or dinner parties. Natural light from the patio and French doors creates a calm, airy feel that connects beautifully with the garden. Warm wood flooring, soft tones and stylish finishes complete this welcoming, versatile space.





The John Lewis designed kitchen area is of a high-specification, Amtico flooring, modern handle-less base units and under floor heating across the whole of the kitchen and utility. Three Neff slide and hide ovens, a Neff plate warming drawer within a microwave oven. The quality Corian worktops feature a multi-use mixer tap, a hot water Quooker tap, a beautiful five hob Neff induction cooker with a pop-up extractor fan, and a pop-up electric socket. Other appliances include a dishwasher, a fridge freezer, and a wine cooler.





The utility

The separate utility room provides valuable extra space for managing daily chores with ease. Fitted with sleek cabinetry and ample worktop area, it includes plumbing for laundry appliances and additional storage for household essentials. A skylight floods the room with natural light, making it a pleasant and practical area for washing and drying clothes. This dedicated space helps to keep the kitchen clear and organised, ensuring everything has its place while supporting busy family life.





The living room

The inviting living room features an impressive exposed brick fireplace with wood-burning stove and rustic timber beam, providing a charming focal point for cosy evenings. Dual aspect windows and French doors flood the space with natural light and offer views of the garden, creating a warm and welcoming atmosphere ideal for relaxing or entertaining guests.





The hallway & cloakroom

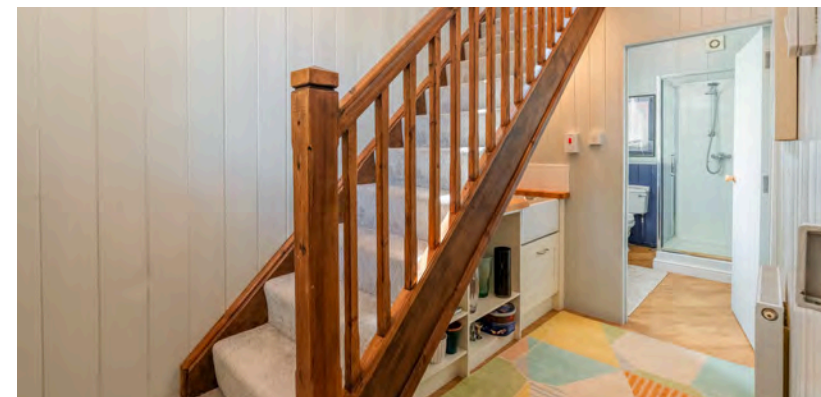
This bright, welcoming hallway sets the tone for the home with warm wood flooring, neutral tones and plenty of natural light. Practical touches like under-stairs storage and a characterful front door add charm and functionality. Just off the hall, the stylish cloakroom offers everyday convenience with a modern WC, sleek wall-mounted basin with storage, and a heated towel rail, all finished to a high standard.





The annexe kitchenette

The annexe kitchenette is a charming and practical addition, providing all the essentials for independent living. Cleverly positioned beneath the stairs, it makes excellent use of the space with fitted units, a handy sink and worktop area for preparing drinks or light meals. Open shelving and cupboard storage keep everything organised and accessible, while natural light from the window creates a bright and welcoming feel.





The annexe bathroom

The annexe bathroom is well-proportioned and thoughtfully designed to provide everything needed for comfortable independent living. It features a spacious shower enclosure with modern fittings, a classic pedestal basin and a low-level WC. Natural light streams in through the large window, creating a bright and fresh atmosphere, while half-height panelling adds a charming touch of character. Practical, tidy and easy to maintain.



The annexe bedroom

The annexe bedroom is a wonderfully spacious and versatile retreat, ideal for guests or multigenerational living. Its vaulted ceiling and charming feature windows create a bright, airy feel while the generous floor area easily accommodates a double bed, seating nook and additional furniture. This unique space provides privacy and comfort away from the main house, making it perfect for extended family or as a peaceful home office or hobby room if preferred.





The master bedroom

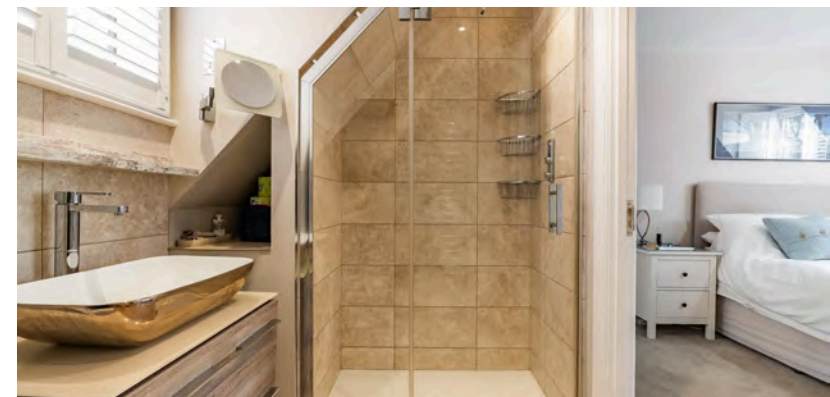
The master bedroom is a spacious and welcoming retreat with a large window and fitted shutters that provide privacy and plenty of natural light. This well-proportioned room includes a substantial bank of built-in wardrobes with integrated shelving and drawers, offering excellent storage for clothes and personal items. There's ample space for a king-size bed and bedside furniture, while a cosy seating area creates a lovely spot to relax.





The master bedroom en suite

The master bedroom en suite is a luxurious and well-designed space, offering convenience and a touch of elegance. It features a cubicle shower with a contemporary rainfall head, sleek tiling and a glass enclosure. The striking countertop basin and modern vanity unit provide excellent storage and style, while the wall-mounted WC and chrome heated towel rail complete the look. A window with shutters brings in natural light, creating a bright, airy feel.





Bedroom two

Bedroom two is a spacious and light double room, perfect for children, guests or as a versatile spare room. A large window with shutters lets in plenty of daylight while providing privacy when needed. Fitted wardrobes offer generous storage and keep the room clutter-free, with additional space for a dressing table or desk. Soft carpeting and neutral tones create a calm, comfortable environment that can easily adapt to suit your family's needs.



Bedroom three

Bedroom three is a bright and generously sized double room, ideal for family or guests. It benefits from a large window with fitted shutters, allowing plenty of natural light while maintaining privacy. Built-in wardrobes offer excellent storage space, keeping the room tidy and clutter-free. There's ample room for a double bed, bedside furniture and a cosy seating area, making this a comfortable and versatile bedroom suited to a range of needs.



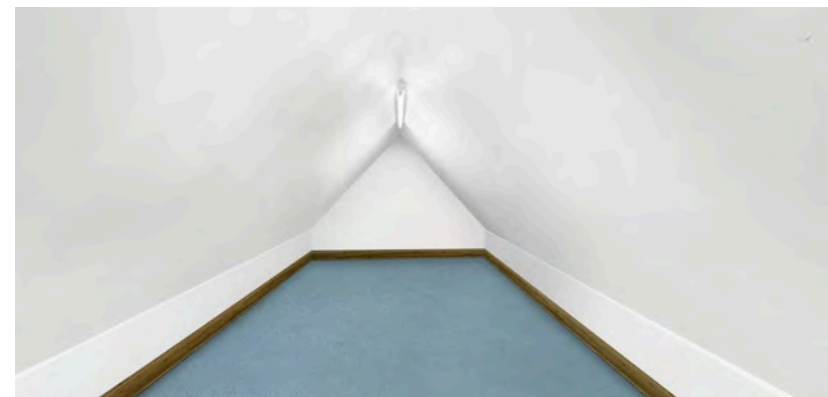
The family bathroom

The family bathroom is a beautifully finished space offering both style and practicality for everyday use. It features a contemporary suite with a sleek bath and rainfall shower over, complemented by modern tiling and a large glazed screen. The wall-mounted vanity unit provides useful storage while keeping the room clutter-free. A large window with shutters brings in natural light and the tasteful neutral tones create a calming atmosphere.



The office

The Strachen fitted office is a fantastic space for those who work from home, thoughtfully designed with built-in desks, storage and shelving, it maximises the room's layout while keeping it organised and clutter-free. There's ample room for two workstations, offering flexibility for family use and it could even be converted into an extra bedroom. Adjacent to the office is access to the extensive loft room, providing an additional versatile space, suitable for a variety of needs.





The garage

The garage provides a versatile and generously sized space, ideal for secure parking or as a practical workshop and storage area. Finished with painted panelled walls and ceiling, double aspect windows for natural light and strip lighting for excellent visibility, it offers plenty of room for equipment, tools or hobby essentials. There is ample floor space for a vehicle, with a car charging point for added convenience, or flexible use as a home gym, craft room or garden storage solution.





The garden patio

The stylish patio provides the perfect space for relaxing and entertaining, with designated areas for dining, lounging and sunbathing. Thoughtfully designed with quality paving, it features comfortable seating and a high-end outdoor kitchen with a built-in barbecue and preparation counters. Raised planters and lush greenery create privacy while adding colour and interest.





The lawn

Beyond the patio, steps lead down to an immaculate lawn, bordered by mature hedging for complete seclusion. This generous green space is perfect for children to play, pets to roam or for simply enjoying the peaceful garden surroundings. A charming painted summerhouse provides a cosy retreat for reading or afternoon tea, while established planting and trees create a beautiful backdrop. The well-kept lawn and thoughtful landscaping combine to deliver a tranquil oasis.



Location

Twatling Road is one of Barnt Green's most prestigious addresses, tucked away in leafy surroundings yet within easy reach of village amenities. The property is ideally positioned for access to local shops, cafés, and highly regarded schools.

Barnt Green railway station offers direct links to Birmingham city centre and beyond, while the nearby M5 and M42 provide excellent road connections. The area is renowned for its beautiful countryside, including the Lickey Hills Country Park, which offers extensive walking trails and panoramic views. This peaceful setting combines the best of semi-rural living with superb commuter convenience.

Services

This property benefits from mains gas, electricity, water and drainage. There is high-speed Wifi throughout the property and a Modern Central station alarm for added security.

Council Tax

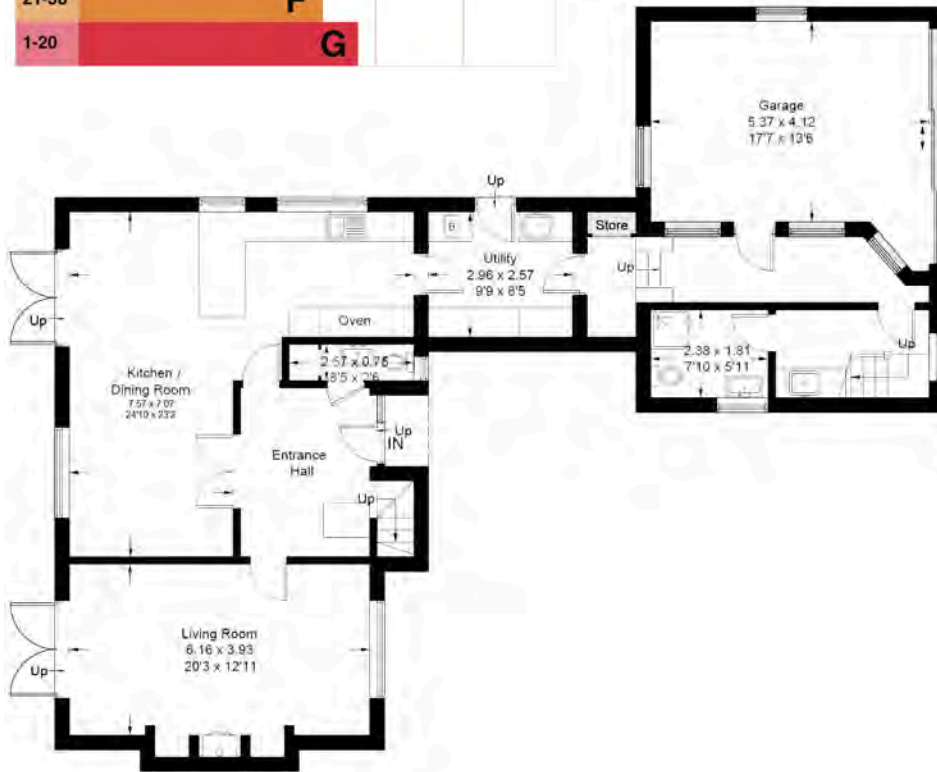
This property is council tax Band G.



19A Twatling Road

Approximate Gross Internal Area = 243.8 sq m / 2624 sq ft
(Including Garage / Attic Loft Room)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Attic Loft Room



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