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Allan Morris

estate agents



Pinfield House, 22 Twatling Road, Barnt Green, Worcestershire, B45 8HT

This freehold detached family home built in 2017 to a high specification, stands in delightfully landscaped grounds with private south westerly facing rear garden, with gated off-road parking, a large double garage and flexible internal accommodation of approximately 4,050sqft (excluding garage & plant room).



Allan Morris & Peace Limited trading as Allan Morris Estate Agents. Registered in England and Wales, Company Number 06434677
Registered Office: 18 High Street, Bromsgrove, Worcestershire, B61 8HQ



Price £1,500,000

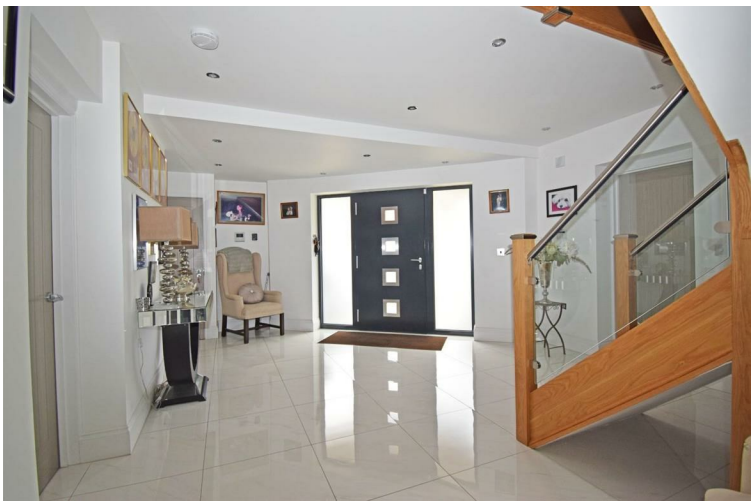
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OUTSIDE

LARGE DOUBLE GARAGE 19'6" x 18'9" < 20'0" (5.94m x 5.72m < 6.10m)

(Measurements include units and steps) (Door width 17'11" 5.46m) having a remote controlled roll over sectional door to front, two steps up to a door to the hall, painted concrete base, base and wall units with a worktop surface, light and power points and two steps up to a door to:

PLANT ROOM 5'2" x 4'3" (1.57m x 1.30m)

(Measurements include cabinet and boiler) having a wall mounted gas-fired boiler, tiled flooring, double glazed window to side, access hatch to roof space, light and power points and a wall mounted technology cabinet.

PARKING

From the private access road, shared with the three neighbouring properties, the house and garage are approached, via remote controlled double gates with a video intercom, over a high specification resin drive with shrubbery borders providing off-road parking for five cars. A pathway leads around the garage and onto the rear garden and a gate on the other side of the house opens to the rear garden.

GARDEN

The property benefits from a private rear garden with a lovely south westerly aspect, briefly comprising: a paved patio across the rear of the house with a remote controlled awning, four wall light points, two floodlights, outside power points. Beyond the patio is a lawn with well stocked borders. To the side of the house there is a timber shed.

GENERAL INFORMATION

TENURE

The vendor advises us that the property is FREEHOLD. Allan Morris & Peace Limited would stress that they have not checked the legal documentation to verify the status of the property and would advise the buyer to obtain verification from their solicitor.

COUNCIL TAX BAND: H

(Bromsgrove District Council)

EPC RATING: B

(Energy Performance Certificate)

DIRECTIONS

From Barnt Green village centre: take Hewell Road, proceed under the railway bridge and turn immediate right into Hewell Lane. At the top of the road turn left into Fiery Hill Road. At the staggered crossroads turn right into Twatling Road, then turn right, as indicated by the agent's 'for sale' board, into the private access road, where the property is the first house on the left.

AMP:2390/D2

Pinfeld House 22 Twatling Road Barnt Green Worcestershire B45 8HT

GENERAL DESCRIPTION

This freehold detached family home, built in 2017 to a high specification, is situated in a desirable village location convenient for commuting to Birmingham, the national motorway network and the amenities of the village centre, including the railway station, St Andrew's CofE First School and a variety of shops, eateries, cafe's and public houses.

The house has PVC double glazing, gas-fired central heating with underfloor heating to the ground floor, electric underfloor heating to bath and shower rooms, fibre optic broadband with CAT 6 & 7 data cabling and offers spacious and flexible internal accommodation of approximately 4,050sqft (excluding garage & plant room), comprising:

Ground Floor

A spacious reception hall with walk-in cloaks cupboard; fitted cloakroom; fitted office; inglenook lounge; large dining room; fitted breakfast kitchen & family room; and a utility room.

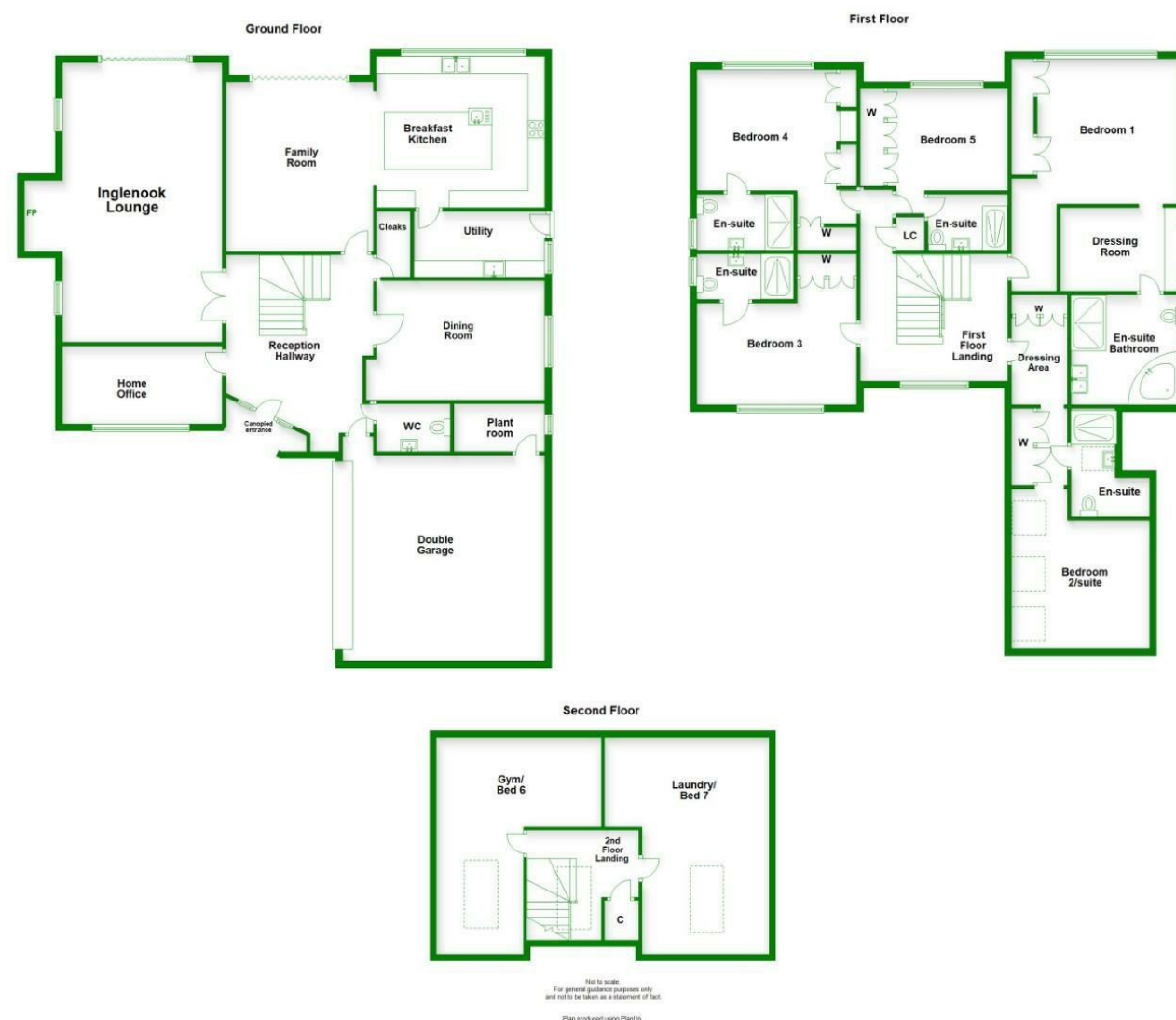
First Floor

Landing; main bedroom with dressing room and large en suite bathroom; guest bedroom with dressing area and en suite shower room; three double bedrooms, all with fitted furniture and en suite shower rooms.

Second Floor

Landing; gym/sixth double bedroom; and laundry/seventh double bedroom.

In addition, the property benefits from a large double garage with a small plant room off, gated high specification resin drive providing off-road parking for five cars, CCTV security cameras and beautifully landscaped grounds with a private rear garden having a lovely south westerly aspect.



Viewing is strictly by prior appointment via:

Allan Morris & Peace, Mid Worcestershire to South Birmingham Hub

Telephone: 0121 445 5209 or 01527 874646 or 01905 797755

or Email: ampsales@allan-morris.co.uk

IMPORTANT INFORMATION

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property.

MEASUREMENTS - Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully.

FIXTURES AND FITTINGS - Only those items specifically mentioned in these details are included in the sale price.

SERVICES - The mention of any services and/or appliances does NOT imply their full and efficient working order, as they have NOT been tested by Allan Morris.

Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these details.

We reserve the right to check the identity of vendors and purchasers to comply with money laundering regulations.

LETTINGS If you would like to rent your property out, or alternatively rent a property from us, contact our Letting Department on 01905 770400.

VIEWING - By appointment with Bromsgrove office at 18 High Street, or telephone **01527 874646**.
Open Monday to Friday 9.00am to 5.30pm and Saturdays 9.00am to 4.00pm.



The property more particularly comprises:

An open porch with two PIR inset ceiling spotlights, a ring camera doorbell and a double glazed front door opening to:

SPACIOUS RECEPTION HALL 20'8" x 13'10" (6.30m x 4.22m)

(Maximum measurements including stairs) having a contemporary oak, glass and stainless steel staircase to the first floor, tiled flooring with underfloor heating, double doors to lounge, doors to office, dining room, kitchen, cloakroom and walk-in cloaks cupboard, video intercom to entrance gates, and thirteen inset ceiling spotlights.

WALK-IN CLOAKS CUPBOARD 5'3" x 3'10" (1.60m x 1.17m)

(Measurements include shelving) having shelving and hanging rails fitted around two walls, tiled flooring with underfloor heating and two inset ceiling spotlights.

FITTED CLOAKROOM 7'1" x 4'8" (2.16m x 1.42m)

(Measurements include suite) having a white low flush w/c and wash hand basin with drawers below, tiled walls and flooring with underfloor heating, chrome towel rail radiator, mirror with vanity lights, extractor fan and two inset ceiling spotlights.

FITTED OFFICE 15'8" x 7'7" (4.78m x 2.31m)

(Measurements include fitted furniture) having a range of fitted office furniture, including two workstations and a data cable point, double glazed window to front, wood flooring with underfloor heating, and six inset ceiling spotlights.

INGLENOOK LOUNGE 25'3" x 15'7" < 19'2" (7.70m x 4.75m < 5.84m)

(Measurements include inglenook and recess) having an inglenook fireplace with tiled hearth, two inset ceiling spotlights and a wood burning stove. Two double glazed windows to side, double glazed bi-fold doors opening to the rear garden, TV aerial point, data cable point, five inset ceiling audio speakers and eight inset ceiling spotlights.

DINING ROOM 16'4" x 11'6" (4.98m x 3.51m)

Having a double glazed window to side, underfloor heating and seven inset ceiling spotlights.

FITTED BREAKFAST KITCHEN & FAMILY ROOM

FAMILY ROOM AREA 16'2" x 14'6" (4.93m x 4.42m)

(Measurements include recess) having double glazed bi-fold doors opening to the rear garden, tiled flooring with underfloor heating, TV aerial point, data cable point, two inset ceiling audio speakers, seven inset ceiling spotlights and a wide opening to:

FITTED BREAKFAST KITCHEN AREA 17'2" x 14'11" (5.23m x 4.55m)

(Measurements include units) having a range of base and wall units with concealed up and down lighters, quartz work top surfaces, an inset double bowl sink, integrated dishwasher, built-in wine cooler, two built-in 'Bosch' electric ovens, built-in 'Bosch' microwave, built-in 'Bosch' coffee maker, recess for 'American' style fridge/freezer, and built-in 'Bosch' five ring induction hob with a deep warming drawer below and cooker hood over. Large matching island unit with integrated fridge, inset sink with kettle tap and a large breakfast table. Tiled flooring with under floor heating, double glazed window to rear, two inset ceiling audio speakers, sixteen inset ceiling spotlights and a door to:

UTILITY ROOM 12'0" x 5'3" (3.66m x 1.60m)

(Measurements include units) having a range of base and wall units, matching the kitchen, with quartz work top surface, an inset sink and an integrated freezer. Tiled flooring with under floor heating, double glazed door and window to side, extractor fan and four inset ceiling spotlights. NOTE: plumbing is available for a washing machine, but the current owners have a large laundry room on the second floor.

From the hall, the stairs with glass and stainless steel balustrades lead up to the FIRST FLOOR LANDING having stairs to the second floor, double glazed window to front, radiator, eight inset ceiling spotlights with a motion sensor switch and a built-in airing cupboard with slatted shelving and radiator.

BEDROOM ONE SUITE

Having a corridor with a radiator, an inset ceiling spotlight and opening into:

BEDROOM AREA 16'4" x 14'0" (4.98m x 4.27m)

(Measurements include fitted furniture) having fitted furniture comprising: a double wardrobe to both sides of a chest of drawers with TV space over; and two bedside units. Double glazed window to rear, radiator, TV aerial point, data cable point, two wall reading lights, two inset audio speakers, five inset ceiling spotlights, a ceiling light point with a fan and a door frame opening to:

DRESSING ROOM 12'5" x 7'10" (3.78m x 2.39m)

(Measurements include units) having fitted units comprising: shelving and hanging rail units across two walls; and a large dressing table. Double glazed window to side, four inset ceiling spotlights and a door to:

EN-SUITE BATHROOM 10'4" x 9'10" (3.15m x 3.00m)

(Measurements include suite) having a white suite comprising: a low flush w/c; 'his & hers' wash hand basins with cupboards and drawers below; a corner spa bath; and a large shower cubicle. Tiled walls and flooring with electric under floor heating, chrome towel rail radiator, double glazed window to side, extractor fan and eight inset ceiling spotlights with a motion sensor switch.

GUEST BEDROOM TWO SUITE

DRESSING AREA 18'2" x 5'6" < 7'0" (5.54m x 1.68m < 2.13m)

(Measurements include wardrobes) having a built-in four door wardrobe with three drawers and a further built-in four door wardrobe with a low door to rear providing eaves access. Radiator, four inset ceiling spotlights, door to shower room and opening into:

BEDROOM AREA 12'2" < 15'2" x 12'11" (3.71m < 4.62m x 3.94m)

(Measurements include restricted headroom and units) having two fitted bedside units, two low doors providing eaves access, radiator, TV aerial point, data cable point, and a vaulted ceiling with three double glazed windows to side and two inset spotlights.

EN SUITE SHOWER ROOM 10'0" x 3'1" < 5'5" (3.05m x 0.94m < 1.65m)

(Measurements include suite) having a white suite comprising: a low flush w/c; wash hand basin a cupboard below; and a shower cubicle. Tiled walls and flooring with electric underfloor heating, double glazed roof window to side, chrome towel rail radiator, wall light point, extractor fan and two inset ceiling spotlights with a motion sensor switch.

BEDROOM THREE 15'8" x 9'7" < 14'4" (4.78m x 2.92m < 4.37m)

(Measurements include fitted furniture) having fitted furniture comprising: a four door wardrobe with three drawers; a chest of drawers; and two bedside units. Double glazed window to front, radiator, two wall reading lights, TV aerial point, data cable point, four inset ceiling spotlights, a ceiling light point with a fan and a door to:

EN SUITE SHOWER ROOM 8'10" x 4'2" (2.69m x 1.27m)

(Measurements include suite) having a white suite comprising: a low flush w/c; wash hand basin with drawers below; and a shower cubicle. Tiled walls and flooring with electric underfloor heating, mirror with vanity light over, obscure double glazed window to side, chrome towel rail radiator, extractor fan and three inset ceiling spotlights with a motion sensor switch.

BEDROOM FOUR 15'8" x 11'8" < 17'7" (4.78m x 3.56m < 5.36m)

(Measurements include fitted furniture) having fitted furniture comprising: a four door wardrobe with three drawers; a dressing table with a double wardrobe to both sides and TV space over; and two bedside units. Double glazed window to rear, radiator, TV aerial point, data cable point, two wall reading lights, five inset ceiling spotlights, a ceiling light point with a fan and a door to:

EN SUITE SHOWER ROOM 9'11" x 5'2" (3.02m x 1.57m)

(Measurements include suite) having a white suite comprising: a low flush w/c; wash hand basin with drawers below and a recessed backlit mirror over; and a large shower cubicle. Tiled walls and flooring with electric underfloor heating, obscure double glazed window to side, chrome towel rail radiator, extractor fan and three inset ceiling spotlights with a motion sensor switch.

BEDROOM FIVE 14'1" x 9'5" < 13'0" (4.29m x 2.87m < 3.96m)

(Measurements include fitted furniture) having fitted furniture comprising: a double wardrobe to both sides of a chest of drawers with TV space over; and two bedside units. Double glazed window to rear, radiator, TV aerial point, data cable point, two wall reading lights, four inset ceiling spotlights and a door to:

EN SUITE SHOWER ROOM 7'4" x 5'5" (2.24m x 1.65m)

(Measurements include suite) having a white suite comprising: a low flush w/c; wash hand basin with drawer below; and a large shower tray with glass screen. Tiled walls and flooring with electric underfloor heating, chrome towel rail radiator, mirror with vanity light over, extractor fan and four inset ceiling spotlights with a motion sensor switch.

From the landing, the stairs with glass and stainless steel balustrades leading up to the SECOND FLOOR LANDING having a double glazed roof window to the front, three inset ceiling spotlights and a cupboard housing the gas-fired boiler.

GYM / BEDROOM SIX 21'2" x 11'8" < 16'1" (6.45m x 3.56m < 4.90m)

(Measurements include units and restricted headroom) having a fitted cupboard and drawer unit with a wash hand basin and tiled splashback. Double glazed roof window to front, two radiators, five inset ceiling spotlights and two low doors providing eaves access.

LAUNDRY / BEDROOM 7 21'2" x 11'8" < 16'0" (6.45m x 3.56m < 4.88m)

(Measurements include restricted headroom) having a double glazed roof window to front, two radiators, plumbing for washing machine, vent for tumble dryer, access hatch to small loft space, five inset ceiling spotlights and two low doors providing eaves access.