



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

Fixed Price £1,450,000

**Allan Morris**  
estate agents



# Pinfeld House, 22 Twatling Road, Barnt Green, Worcestershire, B45 8HT

## NO UPWARD CHAIN

Freehold detached house, built 2017 to high specification, with PVC double glazing, gas-fired central heating with underfloor heating to ground floor, electric underfloor heating to bath/shower rooms, fibre optic broadband with CAT 6 & 7 data cabling and offers accommodation of approx 4,050sqft (excluding garage & plant room), comprising:

Ground Floor - Hall with cloaks cupboard; fitted cloakroom; fitted office; inglenook lounge; large dining room; fitted breakfast kitchen & family room; utility room.

First Floor - Bedroom 1 with dressing room & en suite bathroom; guest suite with dressing area & en suite shower room; 3 double bedrooms, all with fitted furniture & en suite shower rooms.

Second Floor - Double bedroom/gym; Double bedroom/laundry.

Property also benefits from a large double garage & plant room; gated drive; & private landscaped gardens with westerly aspect.







## DISCLAIMER

Allan Morris & Peace Limited rely on information provided by the seller and have not checked any legal documentation. Any points of interest or concern should be verified by your legal representative. All measurements are approximate and may include recesses, restricted headroom, suites, cupboards and wardrobes.

## SPECIFICATIONS

Gas-fired central heating with underfloor heating to ground floor.

PVC double glazing.

Motion sensor light switches to some rooms.

CAT 6 & 7 data cabling.

Fibre optic internet.

Ceiling audio speakers as fitted.

Remote controlled entry gates & garage door.

High specification resin drive.

Landscaped westerly facing garden with remote controlled awning & timber shed.

Freehold tenure.

Council Tax Band H (Bromsgrove District Council).

Energy Performance Certificate Band B









## INCLUSIONS

Carpets, floor coverings and window dressings as fitted.

Fitted office furniture.

Lounge - wood burning stove.

Kitchen - dishwasher, wine cooler, 2 'Bosch' electric ovens, 'Bosch' microwave, 'Bosch' coffee maker, 'Bosch' five ring induction hob with a deep warming drawer below and cooker hood over, fridge, kettle tap.

Utility - freezer.

Bedrooms 1 to 6 - fitted furniture.

Dressing Room & Dressing Area - fitted furniture.

Bedroom 7/Laundry - plumbing for washing machine & vent for tumble dryer.

## SPACIOUS RECEPTION HALL

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

## WALK-IN CLOAKS CUPBOARD

1.60m x 1.17m (5'3" x 3'10")

## FITTED CLOAKROOM

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

## FITTED OFFICE

4.78m x 2.31m (15'7" x 7'7")

## INGLENOOK LOUNGE

7.70m x 4.75m < 5.84m (25'4" x 15'7" < 19'2")

## DINING ROOM

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

## FITTED BREAKFAST KITCHEN & FAMILY ROOM FAMILY ROOM AREA

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

## FITTED BREAKFAST KITCHEN AREA

5.23m x 4.55m (17'1" x 14'10")

## UTILITY ROOM

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

NOTE: plumbing is available for washing machine.





### FIRST FLOOR LANDING

With built-in airing cupboard

### BEDROOM ONE SUITE

#### BEDROOM AREA

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

#### DRESSING ROOM

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

#### EN SUITE BATHROOM

3.15m x 3.00m (10'4" x 9'10m)

### GUEST BEDROOM SUITE

#### DRESSING AREA

5.54m x 1.68m < 2.13m (18'1" x 5'6" < 7'0")

#### EN SUITE SHOWER ROOM

3.05m x 0.94 < 1.65m (10'0" x 3'1" < 5'5")

#### BEDROOM AREA

3.71m < 4.62m x 3.94m (12'2" < 15'1" x 12'11")



### BEDROOM THREE

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

### EN SUITE SHOWER ROOM

2.69m x 1.27m (8'10" x 4'1")

### BEDROOM FOUR

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

### EN SUITE SHOWER ROOM

3.02m x 1.57m (9'11" x 5'1")

### BEDROOM FIVE

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

### EN SUITE SHOWER ROOM

2.24m x 1.65m (7'4" x 5'5")

### SECOND FLOOR LANDING

With a cupboard housing the gas-fired boiler.

### GYM / BEDROOM SIX

6.45m x 3.56m < 4.90m (21'1" x 11'7" < 16'1")

### LAUNDRY / BEDROOM SEVEN

6.45m x 3.56m < 4.88m (21'1" x 11'7" < 16'0")



### OUTSIDE

### LARGE DOUBLE GARAGE

5.94m x 5.72m < 6.10m (19'6" x 18'7" < 20'0")

### PLANT ROOM

1.57m x 1.30m (5'1" x 4'3")

### PARKING

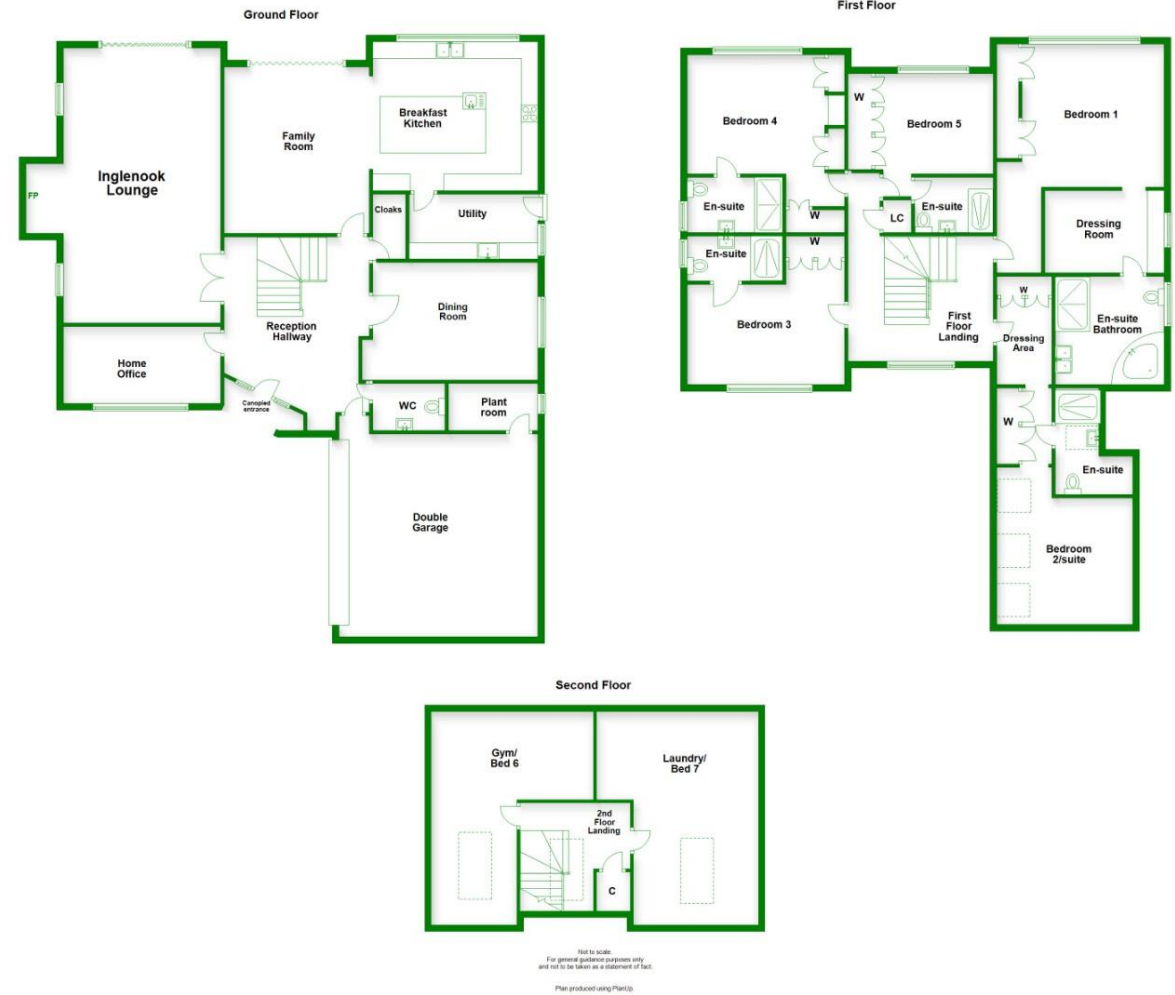
From the private access road, shared with the three neighbouring properties, gates open to drive for up to five cars.

### GARDENS

Private landscaped rear garden with a lovely westerly aspect.

## 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.







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