

3 Fiery Hill Drive, Barnt Green, Birmingham





An attractive home of superb proportions, situated on an exclusive gated development close to the centre of the well-regarded village of Barnt Green.

Summary of accommodation

Main House

Entrance hall | Study | Drawing room

Kitchen/breakfast/family room | Utility | Dining room | WC

Principal bedroom suite with dressing room

Three further bedrooms

One further en suite bedroom

Garden and Grounds

Shared gated driveway

Double garage

Mature gardens

Patio



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Situation

Living in Barnt Green offers a unique blend of countryside charm and urban convenience. The village is surrounded by beautiful rural landscapes, including the 525-acre Lickey Hills Country Park and Bittell Reservoirs. Barnt Green has a range of local shopping facilities, including public houses, a doctor's surgery, two churches, a dentist, St Andrews Primary School and a train station. A more comprehensive range of shopping facilities is available in nearby Birmingham, which is only 10 miles away. The thriving village of Barnt Green is also very convenient for commuters. There is easy access to communication links via the M42, M40, M5 and M6.

There are several renowned private schools in Stourbridge, Edgbaston and Bromsgrove. The Bromsgrove School is one of the most acclaimed independent schools in the country. It offers schooling from ages 4 to 18 and boasts an impressive record of achievement and alumni. There are also excellent state schools within the location. Of particular note is South Bromsgrove High School, which has an outstanding Ofsted rating.

Barnt Green has squash, tennis and cricket clubs, and there are some golf courses within easy reach, including the local Blackwell Golf Club. The Barnt Green Sailing Club is conveniently situated at the end of Cofton Church Lane.





The Property

Fiery Hill Drive benefits from the same strong community spirit that characterizes Barnt Green. Residents enjoy a peaceful, friendly environment.

One enters the property via the spacious entrance hall, with stairs rising to the first floor and doors to the reception rooms. There is a delightful drawing room with a feature fireplace and double doors to the rear garden and an attractive dining room with a feature fireplace and a bay window to the front, ensuring the room is flooded with light. The study also has a bay window and is an ideal space for home workers. The impressive kitchen/breakfast/family room has a range of cream wall and base units beneath a

granite worktop and a central island with several integrated appliances, including a double oven. There is ample space for an informal dining table and double doors to the garden. There is also a useful utility and cloakroom.

The first floor comprises an enviable principal bedroom suite with a large dressing room with fitted cupboards and an en suite bathroom with a bath and separate shower cubicle. There are four further bedrooms, all with fitted wardrobes, and a family bathroom with a bath and separate shower cubicle. Bedroom two has a Juliette balcony and an en suite shower room.









Garden and Grounds

The mature gardens are inviting, with a range of trees, herbaceous beds and a wonderful outlook. The garden has large laid-to-lawn areas and several entertaining areas, including the neatly laid patio.

The house is approached from a shared gated driveway, which leads to the private driveway of the property. The driveway provides parking for several cars and gives access to the double garage.

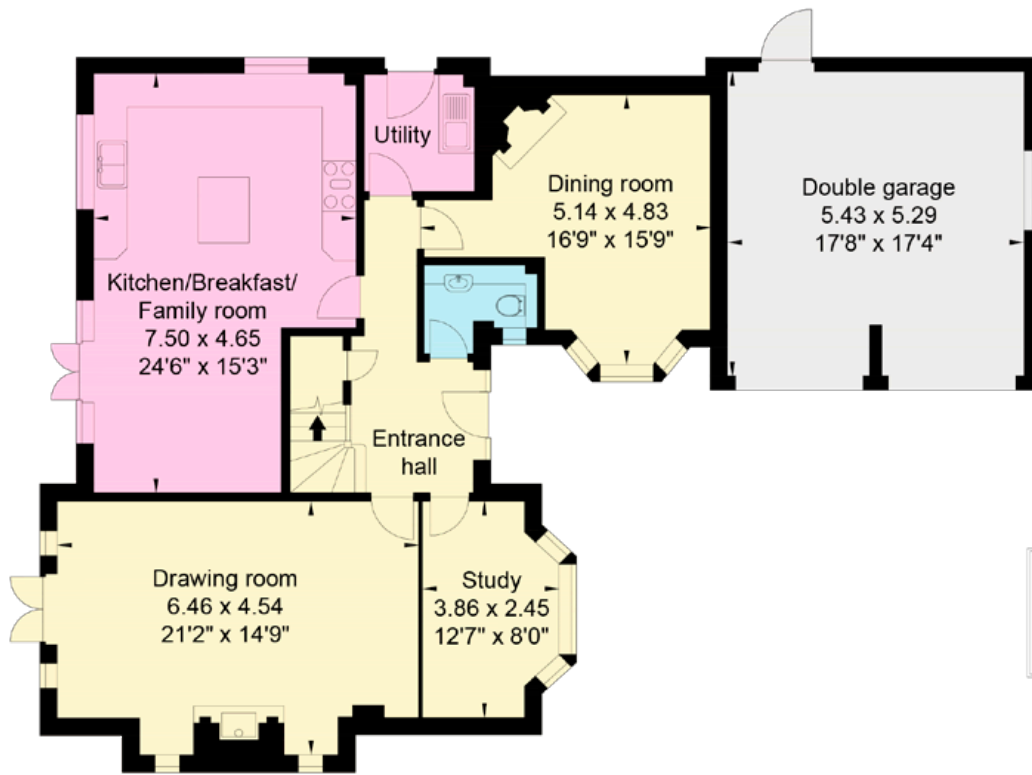
Approximate Gross Internal Floor Area

House: 233 sq- m / 2,508 sq ft

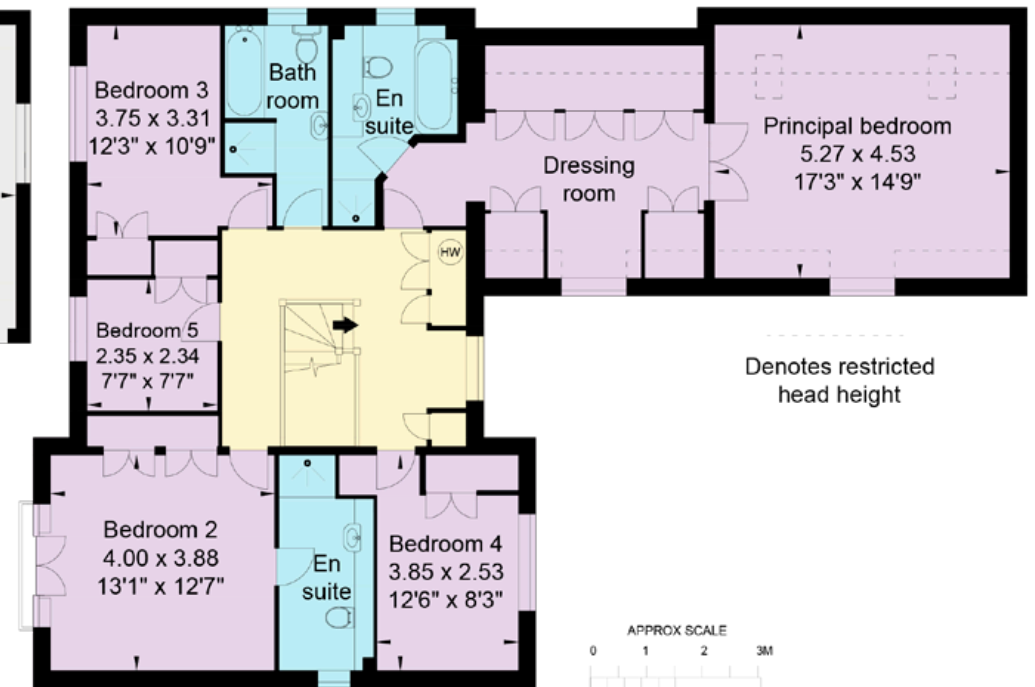
Garage: 29 sq m / 310 sq ft

Total: 262 sq m / 2,818 sq ft inc. restricted head height

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor

Denotes restricted head height





Property Information

Tenure: Freehold.

Services: All mains services connected to the property.
Mains gas central heating

Local Authority: Bromsgrove District Council

Council Tax Band: G

Energy Performance Certificate Rating: Band C

Postcode: B45 8SZ

What3words: ///cool.sheep.having

Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Date: 03 October 2024
Our reference: BRM012315262

3 Fiery Hill Drive, Barnt Green, Birmingham, B45 8SZ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,150,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



KNIGHT FRANK LLP

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