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Apartment 7 Wood End House

Barnt Green

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7 Wood End House, Wood End Drive, Barnt Green, B45 8JU

A particularly special purpose built penthouse apartment located on the top floor of a block of just 7 apartments built around 1998 by Crosby Homes (Midlands) limited. This unique apartment occupies the entire top floor and has its own private lift which goes directly to the apartment at second floor level. Alternatively, there is a staircase to the first floor entrance which gives access to a hallway/study and staircase to the second floor landing within the apartment. Accommodation comprises hallway with double doors leading to L shaped lounge, separate dining room, breakfast kitchen, master bedroom suite with dressing room area, lobby with further built in wardrobes leading to ensuite shower room. Bedroom 2 has the benefit of a Jack and Jill shower room/ guest cloakroom.

Outside there are communal grounds and the property has a garage located within a separate block.

Located within this prestigious residential area with high value quality housing, Barnt Green is very much an aspirational location well placed for commuting to Birmingham and surrounds with its own railway station and a good range of shopping amenities. Barnt Green is a village and civil parish in Bromsgrove district, 10 miles south of Birmingham City Centre. It is also well placed for access to the M5 and M42 motorways and a convenient drive to Birmingham International Airport. Ideally suited to busy professionals or may be downsizing from a larger house.



The development is electrically gated and video phone entry to main entrance. The ground floor communal hall with lift and staircase to the apartment.

There is a front door to the apartment which enters into a study/lobby with dormer window and cupboard with shelving and staircase internally to the second floor landing. The personal lift comes from the ground floor up to this level although serving other apartments it only serves the penthouse with key access. The landing features a dormer window, eaves storage cupboard and alarm.

The L shaped living room is an interesting room with 2 windows and fitted shutters, and approached by double doors from the hallway/ landing.

There is a classical fireplace with gas coals fire, and attractive fitted bookshelves and cupboards.

Cream shaker style units with work surfaces and ceramic 1½ bowl inset sink with waste disposal unit features in the breakfast kitchen. Quality integrated branded appliances include oven and hob, integrated washer dryer, integrated slimline dishwasher, fridge and freezer.



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There is also a dining room but could be multipurposed as a third bedroom. The master bedroom suite is particularly impressive with dressing room with fitted wardrobes and space for dressing table which leads through to the master bedroom itself with feature fireplace with an electric fire, a good sized room and with lobby and built in wardrobes leading to the well specified ensuite shower room with bath, shower, low level WC, bidet and wash basin set within a marble top vanity unit.

The second bedroom is a good double bedroom and this connects to the adjoining shower room/ guest cloakroom providing a Jack and Jill arrangement again with marble top vanity unit with sink, shower, WC and attractive textured wood effect herringbone flooring.

Windows are PVCU double glazed and gas central heating with radiator covers in many of the rooms.

The delightful grounds are maintained by the service charge and separate garage located in a block provides additional parking or storage space.
Tenure: The property is Leasehold for a term of 150 years from 24th June 1996 at a peppercorn rent. It's understood the current service charge is £5,027.32 per annum and this represents 17.9% of the service charge costs for the block. It is understood that it can be paid quarterly.

The freehold interest may now be owned collectively via the Wood End House management company limited.

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EPC- tbc

Council Tax- G





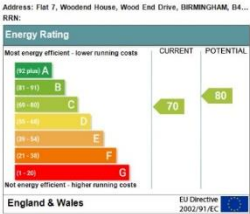
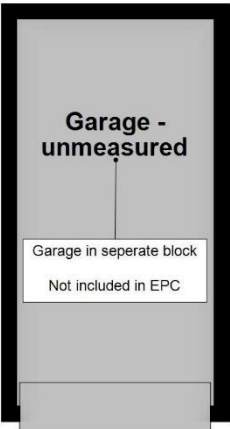
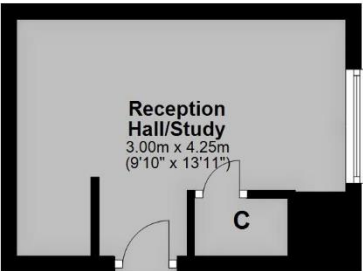
FLOOR PLANS

Second Floor

Approx. 147.5 sq. metres (1587.8 sq. feet)

Floor Below

Approx. 25.2 sq. metres (271.6 sq. feet)



Total area: approx. 172.7 sq. metres (1859.4 sq. feet)



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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