



Lord Austin Drive, Birmingham

  
**BESPOKE**  
by northwood



OIRO £800,000



## Key Features

- 26 Acre surrounding
- Gymnasium
- Gated Community
- Tennis Court
- Master Bedroom with En Suite and Balcony
- 4 Double Bedrooms
- EPC rating F







This Victorian House has been redeveloped into an apartment style/town house living space. This is the former manor house of Lord Herbert Austin, having a rich local history and boasting a wealth of original period features including the original library and billiards room where the famous 'Austin 7' was designed.

This impressive property is located within the gated Grange Park Estate; placed centrally in grounds of approx. 26 Acres with predominantly laid to manicured lawns, perfect to take long walks whilst enjoying the stunning far-reaching views of the Malvern Hills. Within the grounds you will have exclusive access to two tennis courts, three-hole golf facility, fenced children's adventure park, running track, summer house, ornamental pond and a BBQ/seating area. If this is not enough... you can watch the sunset and sunrise, morning and night on the property's balcony.



As you approach the property, you are welcomed inside the original foyer with featured original stained-glass windows, storeroom and lift or staircase access, servicing the ground and first floor. If there is a property that offers flexible living, then this is the property right for you. There is not a property like this in the West Midlands. A property where you will have as many amenities as possible on site at your disposal.



As you enter the ground floor of this amazing property, you are instantly astonished by its high ceilings inside the Billiards Room. You are welcomed with the spiral staircase and fabulous dinning area. As well as its original features, the imposing bay windows encapsulates the size of the room which enables natural light to flow through. Once inside the ground floor of this remarkable property you will be greeted with a generous and flexible living accommodation. As you progress further into the property, you will be welcomed with versatile reception spaces comprising of an extraordinary sitting room. These spaces include a glass-partitioned office overlooking the grounds.

Onto the first floor you will find a luxurious, master bedroom suite with fitted wardrobes and a large en-suite bathroom. This bathroom includes a south-facing private balcony overlooking the grounds. Two additional bedrooms on this floor open onto the northern balcony. All bathrooms in this property have been transformed into a modern sleek design.









Descending to the lower ground floor, there is a modern country-style kitchen with a breakfast island which opens into the dining room facing the communal grounds of the estate. In addition to the ground floor there is a generous utility room, a fourth double bedroom, shower room and cellar which is currently being used as gym, workshop and storage.

The Austin Suite also includes its own private driveway double garage and visitors space in abundance, so guest will have no problem with finding the parking. There are patio areas at the ground and first floor levels which are large spaces for entertaining/leisure.

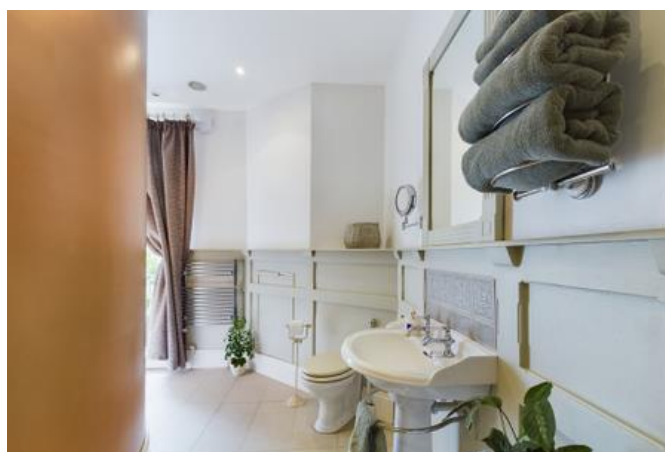
This property is a leasehold with 969 years remaining, annual service charge of approximately £9000 per annum and a ground rent of £50 per annum.



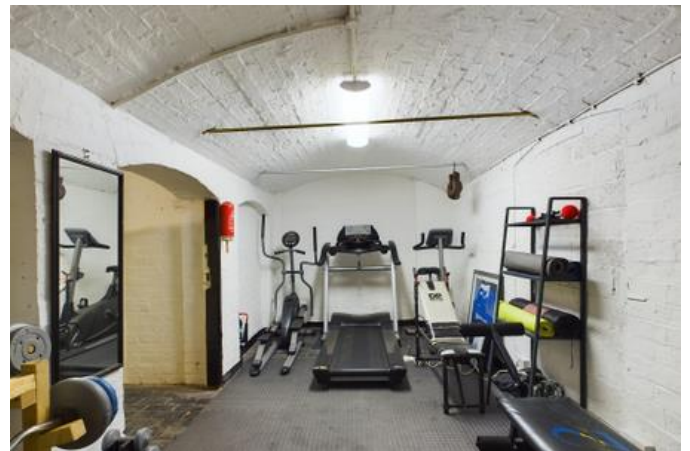
Agents Notes - Liam Francis - It is very rare that I come across properties that literally has everything and more, The History of this former manor house, the surrounding grounds, the high ceiling and views of the Malvern hills which are truly magical. As I stepped first entered the ground of the property, I knew I was secure, safe and in a place of luxury.

The long drive to the property is eloquent, tranquil and inviting as you pull up to the property. Then you are presented with views that can be appreciated for many years to come. There is a sense of peace and grandeur about the location of the property. This is a once in a lifetime opportunity purchase a property like this, so please don't waste any time in booking a viewing as you will be amazed at what you will discover.

Location. The property is close by to local conveniences and there are a wide range of amenities in Bromsgrove town centre and the nearby village of Barnt Green to include shops, restaurants, bus and train services. The Railway station at Barnt Green that takes you direct to Birmingham New Street. In addition, there are also well-regarded local schools and transport link; to include ease of access to the M42 and the M5 motorway.









Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

3717.53 ft<sup>2</sup>

Reduced headroom

40.04 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

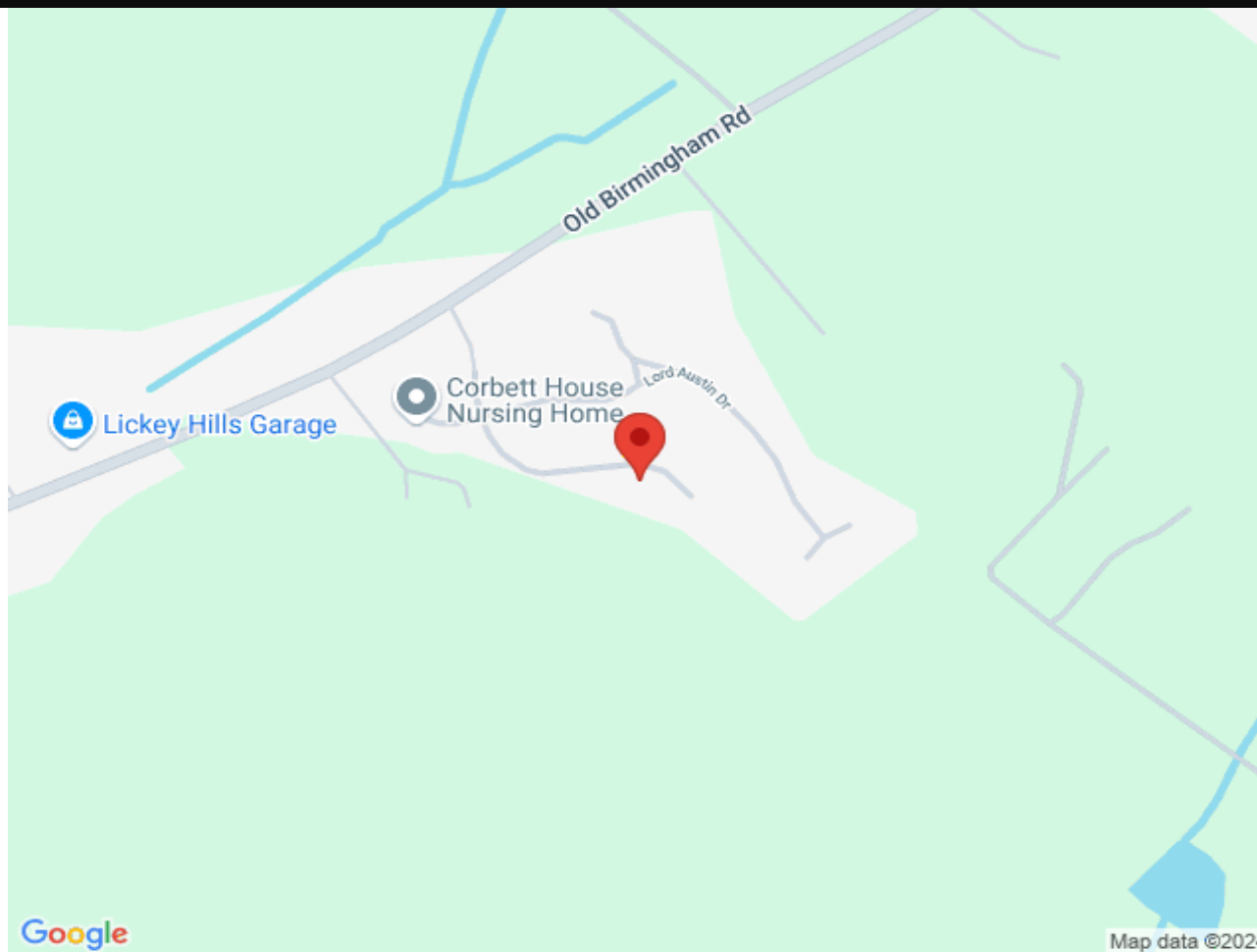
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





  
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