



**Barkers Lane, Alcester Road**

Guide Price **£900,000**

**xact**  
EXCLUSIVE

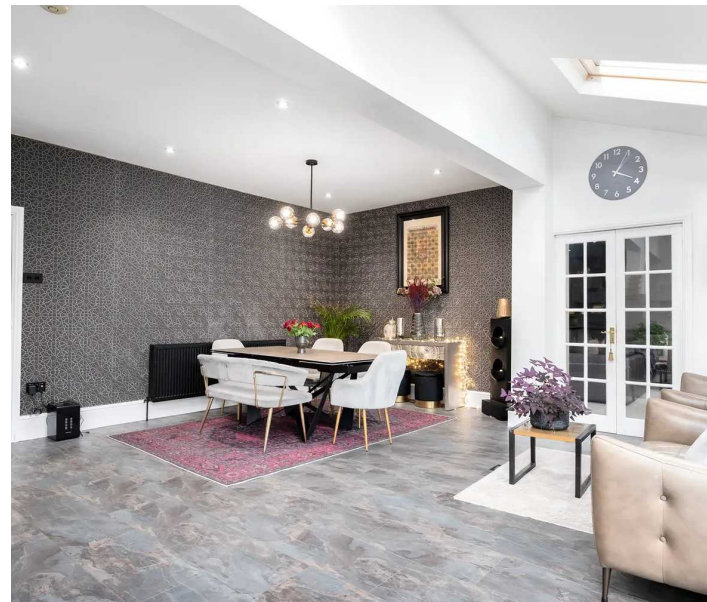






## PROPERTY OVERVIEW

Set behind a large driveway and behind a private gated entrance is this absolutely stunning and completely refurbished four / five bedroom detached property which truly requires internal inspection to be fully appreciated. The present owners have meticulously updated and modernised the property to the highest standard throughout with a detached double garage, purpose built / converted office all set with gardens and ground extending to approximately 0.5 of an acre. All ground floor accommodation is accessed via an entrance porch and large T shaped entrance hallway with luxury shower room. To the rear of the property is a magnificent open plan kitchen / dining and family room fitted with a bespoke Italian kitchen, feature central island and a range of high end appliances. The kitchen also affords a hidden entrance into a large utility, velux sky lights providing immense amount of natural light as well as french doors opening onto the rear patio and decked area. Conveniently located off the kitchen via internal doors is a beautiful formal lounge with integrated log burner ideal for those wanting a cosy winter hideaway.







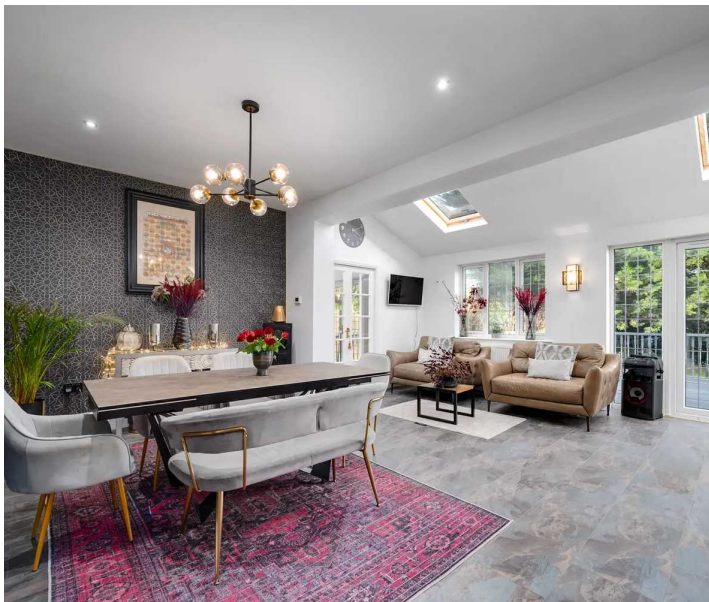
The property then offers superb versatility with either four or five double bedrooms or could be configured to provide four double bedrooms and a large office or play room. Two of the double bedrooms afford large luxury en-suite facilities and the remaining bedrooms serviced via the luxury shower room located off the entrance hallway. The dual aspect principal bedroom also affords a most stunning en-suite with freestanding bath, extensive fitted wardrobes and french doors to the rear. Outside the property benefits from a detached double garage with converted office to the rear which offers privacy for those seeking to work from home. The gardens and grounds extend to approximately half an acre and are landscaped to provide formal gardens immediately to the rear of the property and vegetable patch to the rear located behind a formal hedge. To view this outstanding family home please contact Xact Homes on 01564 777284.

#### PROPERTY LOCATION

Wythall offers a pleasant semi-rural position adjoining open countryside and yet is within easy reach of Birmingham City Centre (6 miles), Solihull town centre (5 miles), Redditch (9 miles) and regular bus and train services are within close proximity at Wythall Station and facilities at Drakes Cross and Wythall centre. Fulford Heath Golf Club is also within easy reach. Easy road links are available from the A435 Alcester Road Junction 3 of the M42 leading to the M40, M5 and M6 motorways, also the National Exhibition Centre, Birmingham International Airport and Railway Station, and Convention Centre are all within easy access.

Council Tax band: F

Tenure: Freehold







- Four Double Bedroom Detached Bungalow
- Completed Refurbished & Updated
- Open Plan & Outstanding Kitchen / Dining & Family Room
- Living Room
- Three Luxury Bathrooms
- Principal Bedroom With Luxury Ensuite
- Large Driveway With Private Gated Entrance
- Double Garage With Purpose Designed Office
- Garden Extending To Approx. 0.5 Of An Acre

#### **ENCLOSED PORCH**

#### **HALL**

#### **KITCHEN/DINING/FAMILY**

29' 0" x 18' 10" (8.84m x 5.73m)

#### **UTILITY**

#### **LIVING ROOM**

22' 10" x 14' 4" (6.96m x 4.38m)

#### **PRINCIPAL BEDROOM**

29' 2" x 11' 11" (8.90m x 3.63m)

#### **ENSUITE**

#### **BEDROOM TWO**

19' 0" x 19' 0" (5.80m x 5.78m)

#### **ENSUITE**

#### **BEDROOM THREE**

13' 0" x 10' 11" (3.96m x 3.34m)

#### **BEDROOM FOUR**

13' 0" x 11' 0" (3.96m x 3.35m)

#### **BEDROOM FIVE**

14' 8" x 13' 5" (4.48m x 4.08m)

#### **SHOWER ROOM**





#### **OUTSIDE THE PROPERTY**

##### **DOUBLE GARAGE**

20' 10" x 20' 7" (6.36m x 6.28m)

##### **OFFICE**

19' 9" x 10' 7" (6.03m x 3.23m)

##### **SOUTH FACING REAR GARDEN**

##### **ITEMS INCLUDED IN THE SALE**

Items Included in the Sale Integrated oven, integrated hob, extractor, microwave, all carpets (rugs not included), all blinds, fitted wardrobes in one bedroom, some light fittings and garden shed. (other wardrobes are negotiable)

##### **ADDITIONAL INFORMATION**

Services - Water meter, mains gas, electricity and mains sewers. Broadband - Virgin Fibre-Optic. Loft space - With ladder and lighting

##### **MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

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