



49 Linthurst Newtown

Blackwell

arden
ESTATE AGENTS

£565,000

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Blackwell

Council Tax band: D

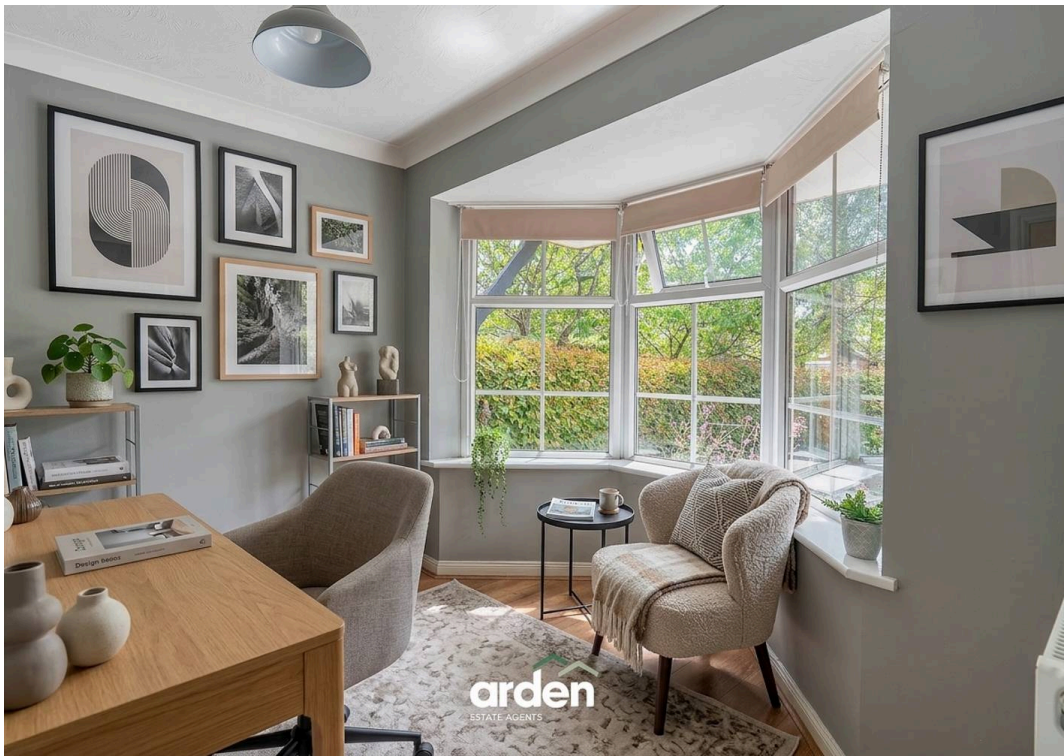
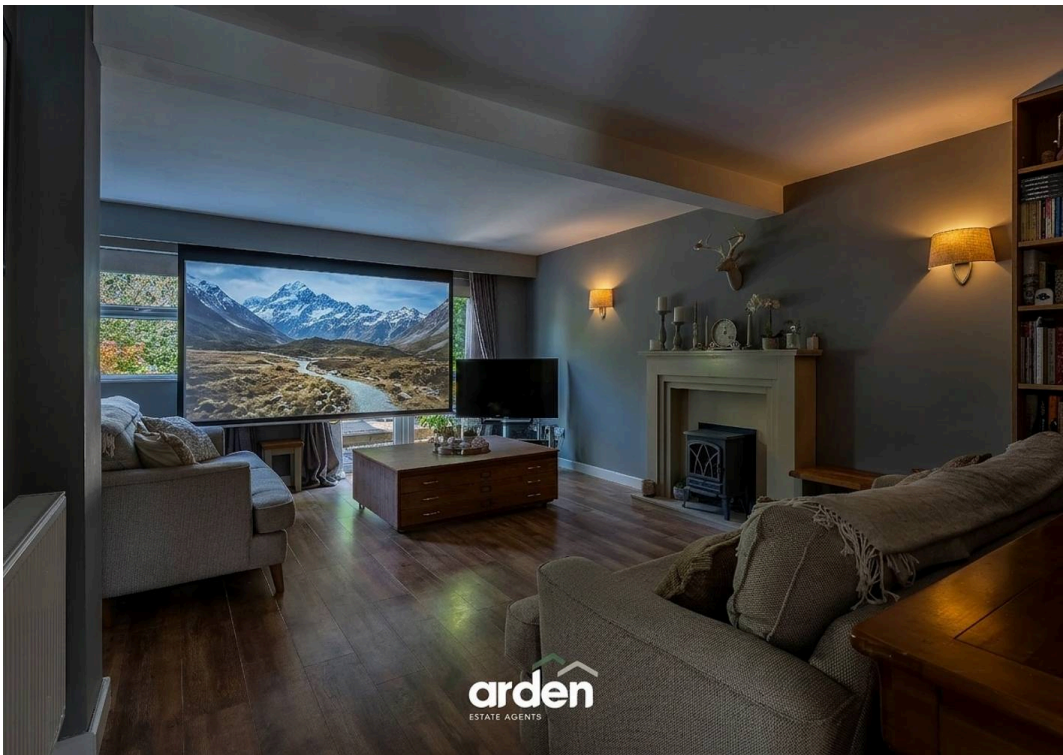
Tenure: Freehold

- Sought-after corner plot with excellent kerb appeal
- Contemporary open-plan kitchen with dining space
- Separate utility room with guest WC
- Spacious living room with projector home cinema system
- Bright home office ideal for remote working
- Three well-proportioned bedrooms and bathroom
- Beautifully landscaped wrap-around garden
- Extensive driveway with parking for multiple vehicles
- Further potential to extend or develop (STPP)
- Located in the highly sought after village of Blackwell

Description

The accommodation is entered via an inviting entrance hall, providing access to all of the principal reception rooms. At the heart of the home is a contemporary, high quality open-plan kitchen, thoughtfully designed as a bright and sociable space with ample room for a family dining table and double doors opening onto the garden patio. The adjoining utility room offers additional storage, side access to the garden, and incorporates a convenient guest WC. Integrated appliances include a Zanussi eye-level double oven, gas hob and dishwasher, while there is also space for an American-style fridge/freezer.





The generous living room enjoys views over the rear garden, with double doors opening onto the patio and an electric stove set within a feature fireplace as a focal point. The room also benefits from a useful understairs storage cupboard and is equipped with a projector home cinema system, complete with a motorised pull-down screen for the ultimate movie night experience. Completing the ground floor is a bright home office positioned at the front of the property, offering an ideal space for remote working or study.

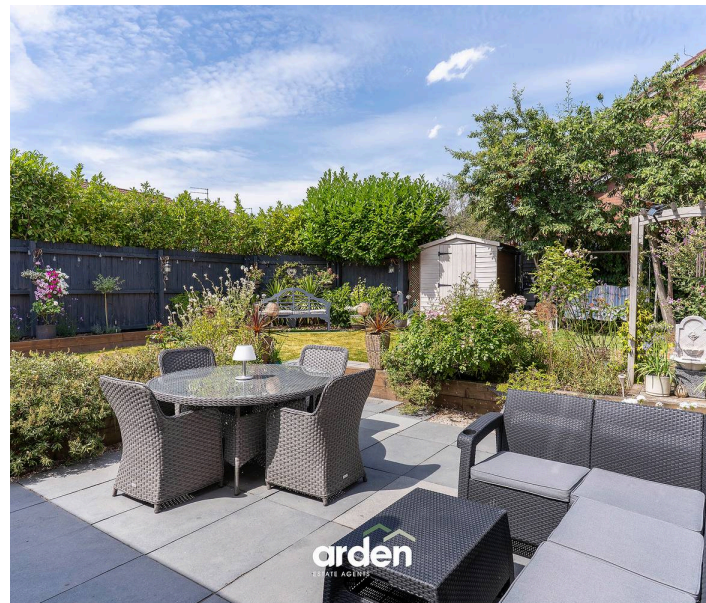
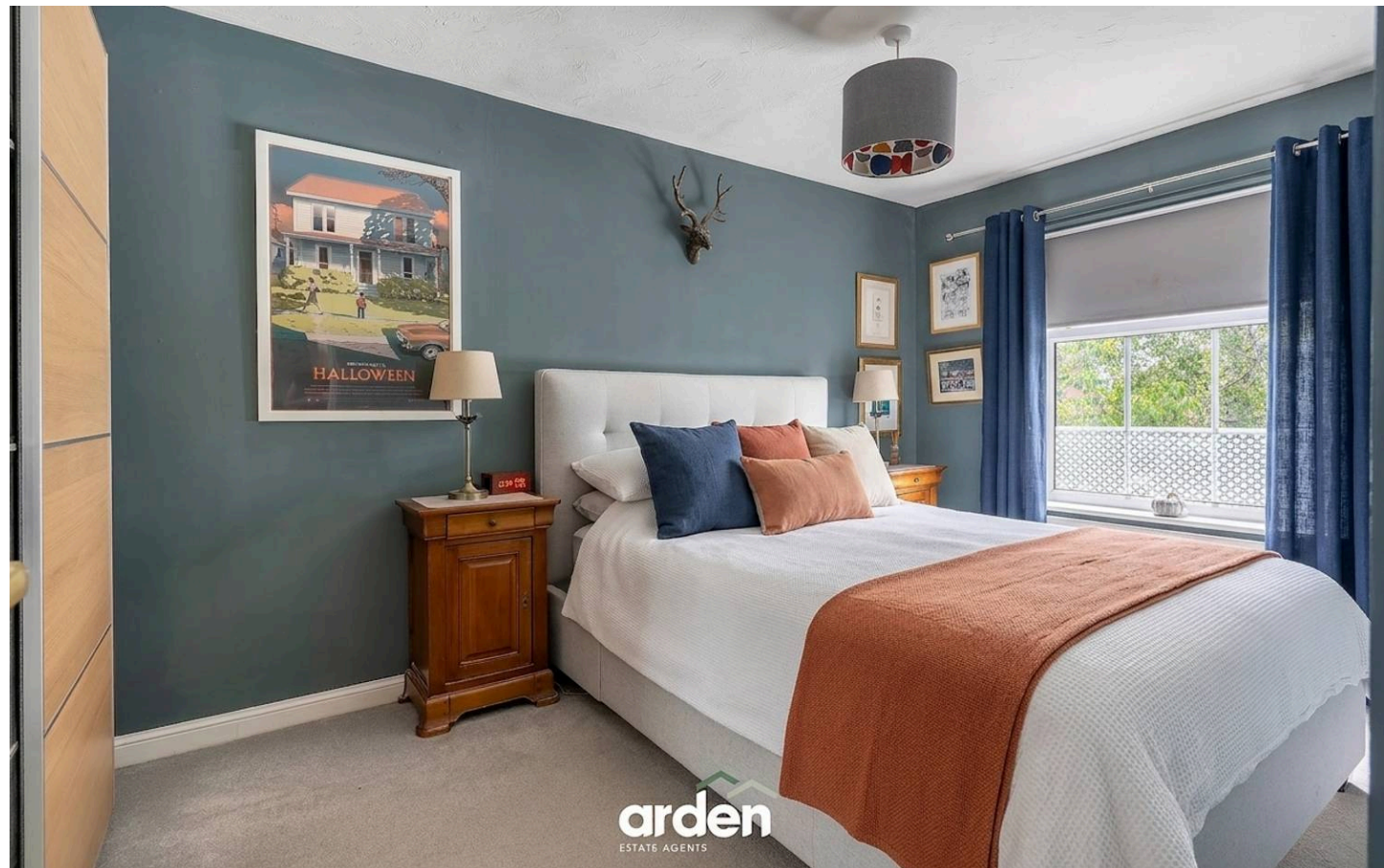
The first floor comprises a landing with a useful linen cupboard, two well proportioned double bedrooms with ample space for wardrobes, a 'larger than average' third bedroom, and a family bathroom.

Outside

The beautifully landscaped wrap-around garden is a standout feature of the property, offering an exceptional level of privacy and a variety of spaces to relax and entertain. The sun-soaked patio is perfect for outdoor dining, while established planted borders, mature hedging and fenced boundaries create an attractive and secluded setting. Two garden sheds provide excellent external storage, and gated side access leads to the front of the property.

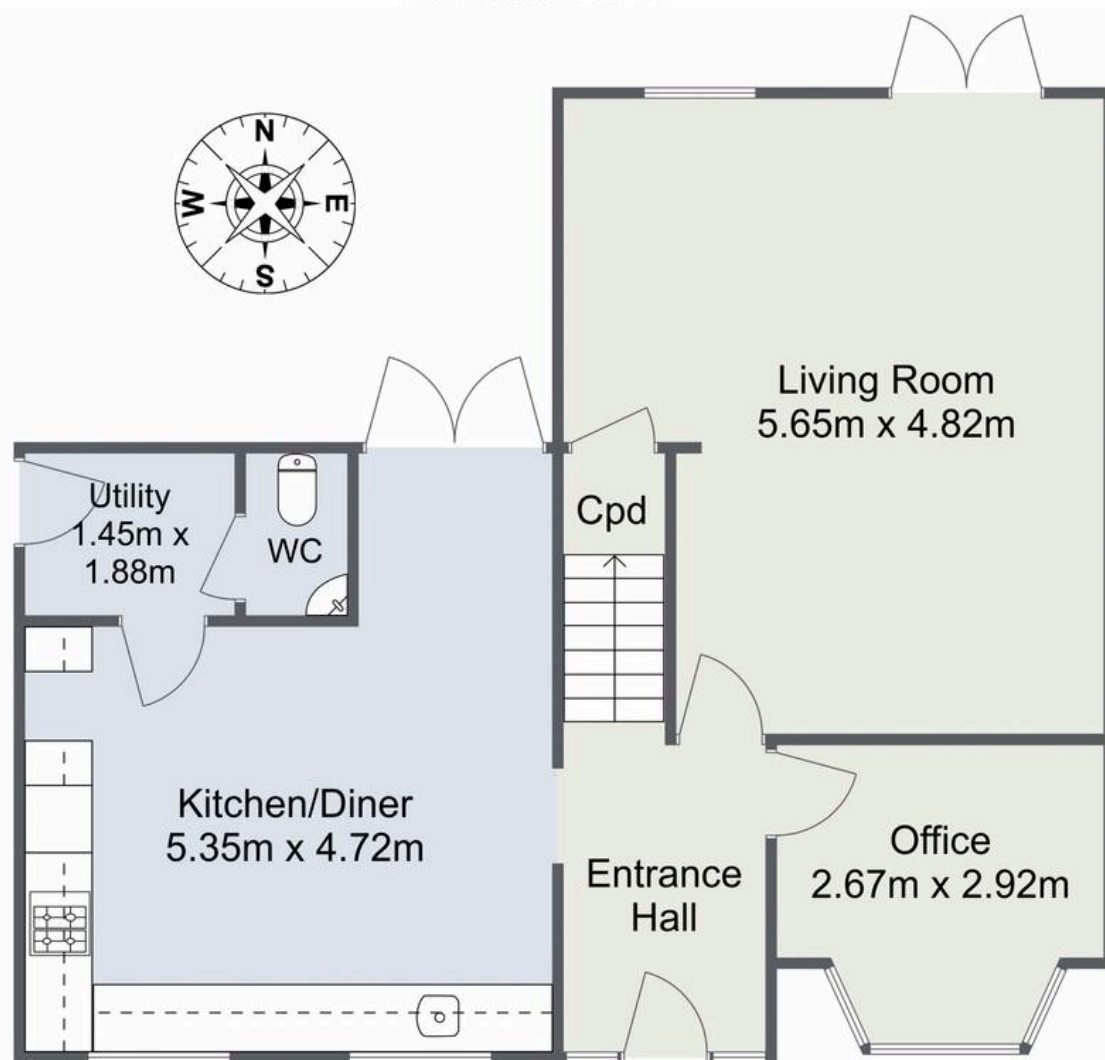
Occupying a desirable corner plot, the property also benefits from an exceptionally generous front driveway with ample parking for multiple vehicles, partially screened by mature hedging for privacy.

Note: The home office has been virtually staged for marketing purposes. Any furniture, furnishings, soft furnishings, light fittings or accessories shown are not included in the sale and are for illustrative purposes only.

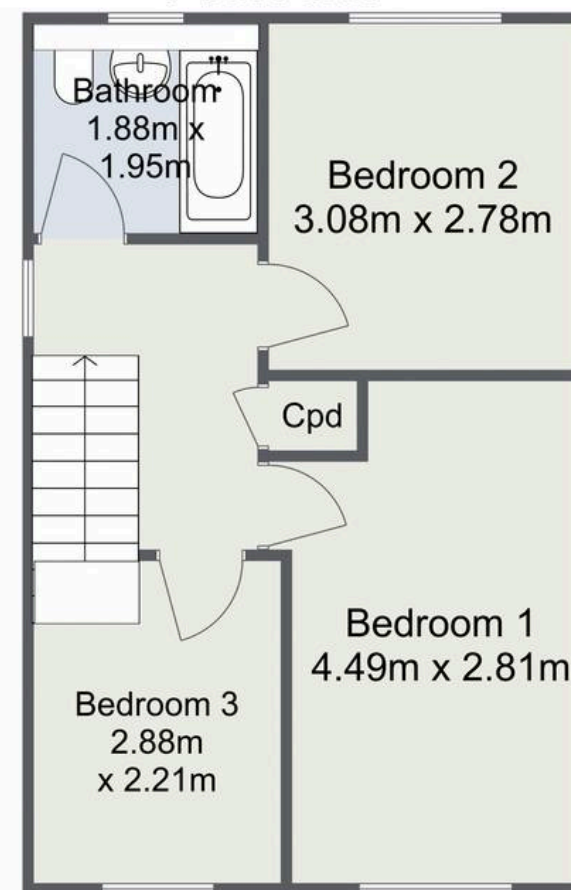


Linthurst Newtown, Blackwell

Ground Floor



First Floor



Total Approximate Area: 103.1 sq. m (1,109.75 sq. ft)

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.
Floor Plans made using RoomSketcher.



Arden Estates

Arden Estates Barnt Green, 67 Hewell Road, Barnt Green – B45 8NL

0121 447 8300 • barntgreen@ardenestates.co.uk •

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