FOR SALE

Twatling Road, Barnt Green, B45 8HS

£1,150,000

MARTIN&CO

Twatling Road, Barnt Green, B45 8HS

Lovely Family Home

3 Bedrooms, 2 Bathrooms

4 Receptions & Study

Development Potential

- **Freehold detached bungalow**
- **Lovely family home in 0.42 acre plot**
- **1,915sqt accommodation**
- **2,423sqft inc garage & separate workshop**
- **Opposite 500 acre woodland park**
- **Gas-fired central heating**
- **Double garage plus workshop**
- **Council Tax band F**
- **EPC Rating band C**
- **No onward chain**
- **Development potential**

*** SPACIOUS TRADITIONAL FAMILY HOME WITH EXCELLENT DEVELOPMENT OPPORTUNITY ***

A deceptively spacious and beautifully refurbished family bungalow set in 0.42 acres of splendid gardens and walking out into 500 acres of Lickey Hills Country Park with endless walks, amazing views, children's play area, ponds, and a golf course.

The block paved driveway with parking area for numerous vehicles leads to the feature porch entrance and into a welcoming hall and reception/ relaxing area. This connects with a spacious kitchen breakfast area, and dining/ entertaining area, complemented by an additional sink and storage cupboards. There is a guest WC/ cloakroom. The dining/ entertaining area looks out onto the terraces and rear gardens. The kitchen/ breakfast area looks out into the Lickey Hills Country Park

The reception/relaxing area also connects with the spacious lounge and sitting rooms making this a particularly well-designed family living space that is also ideal for entertaining including large groups of people. There is a private study/ home office looking out into the Lickey Hills Country Park.

The bedrooms are accessed from an inner hall. The Master bedroom suite also accesses and looks out onto the terraces and rear gardens. It is complemented by a modern ensuite with bath and shower.

Bedroom 2 is a large double room with twin windows and fitted wardrobes and is opposite the house bathroom with shower.

Bedroom 3 also has fitted wardrobes and is opposite the house bathroom. Bedroom 3 could also easily provide space for stairs to create additional bedrooms and bathrooms in the roof area [subject to appropriate permissions] to create a dormer bungalow.

The double garage has a remote controlled up and over door at the front with a covered vehicle maintenance pit in the floor. The garage also accesses the workshop/garden room which looks out onto the terraces and rear gardens. There is useful external storage space behind the garage and workshop.

The rear gardens also benefit from secure boundaries and a feature shed/ store currently used for BBQ equipment, garden tools, and the potting of plants. There is potential for modification and re-purposing as an additional garden room.

The private gardens are well planted and designed to also provide flat play/ entertaining areas, a bank/ children's slide area and features a 'secret den' in one corner that has entertained children and grandchildren over the years. Four generations have enjoyed this happy home with its well-designed living and entertaining space and three generations of dogs have enjoyed the gardens and 500 acres of Lickey Hills Country Park.

KEY FACTS
Freehold tenure
Lovely family home in 0.42 acre
Approx 1,915sqft (2,423sqft inc garage/workshop)
Council Tax band F
EPC Rating band C
Gas-fired central heating
Worcester Combi boiler
Development opportunity
No onward chain

TRADITIONAL DETACHED FAMILY HOME

RECEPTION HALL

GUEST WC / CLOAKS

BREAKFAST KITCHEN 4.74m x 2.282m (15'7" x 9'3") (max)

DINING / ENTERTAINING ROOM 5.12m x 3.80m (16'9" x 12'6")
Having a utility area.

RECEPTION / RELAXING ROOM 3.33m x 3.33m (10'11" x 10'11")

SITTING ROOM 3.81m x 4.68m (12'6" x 15'4") (max)

STUDY 2.00m x 2.02m (6'7" x 6'7")

LOUNGE 3.64m x 4.83m (11'11" x 15'10") (max)

INNER HALLWAY

MASTER BEDROOM 3.97m x 6.08m (13'0" x 19'11")

EN SUITE BATHROOM 3.30m x 1.74m (10'10" x 5'9")

BEDROOM TWO 3.91m x 3.61m (12'10" x 11'10") (max)

BEDROOM THREE 2.39m x 3.31m (7'10" x 10'10") (max)

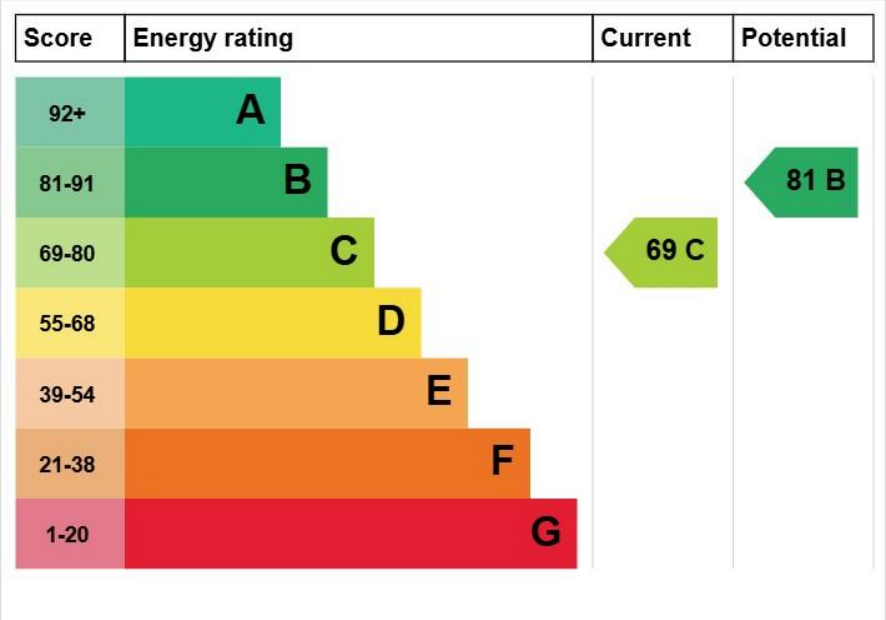
OUTSIDE

DOUBLE GARAGE 5.21m x 5.51m (17'1" x 18'1")

WORKSHOP / GARDEN ROOM 5.90m x 3.14m (19'4" x 10'4")

PARKING
The block paved drive to the front provided off-road parking for several cars.

GARDENS
The bungalow stands in a plot of approximately 0.42 acre, with private rear gardens and offering excellent development potential, subject to planning permission.



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Exciting Ground Floor Living Accommodation	1,915sqft
Workshop/Garden Room	202sqft
Double Garage	306sqft
Total Floor Area	2,423sqft

Potential For Extension & Further Development

Looking out onto the Lickey Hills Country Park

Not to scale
For general guidance purposes & not to be taken as a statement of fact

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