



Flat 7 Woodend House, Wood End Drive, Barnt Green

Flat 7 Woodend House

Set within an exclusive gated collection of just seven luxury apartments in the highly sought-after village of Barnt Green, this remarkable penthouse presents a rare opportunity to modernise and tailor every detail to your own personal taste, creating a truly bespoke home in a premier location. This opulent home boasts a spacious and beautifully presented interior, including a striking open-plan living room with an elegant open fireplace, two generously sized bedrooms—each with its own dressing room and luxurious en suite—dining room or guest bedroom, breakfast kitchen and a wealth of cleverly integrated storage throughout. The apartment can be accessed either via its own private front door and staircase from the lower ground floor, or directly via lift access from the communal entrance hall, which opens straight into the apartment itself. Set within beautifully maintained communal grounds, the property also benefits from a private garage with an electric remote-controlled door and is offered with a SHARE OF THE FREEHOLD.

Council Tax band: G
EPC Energy Efficiency Rating: C

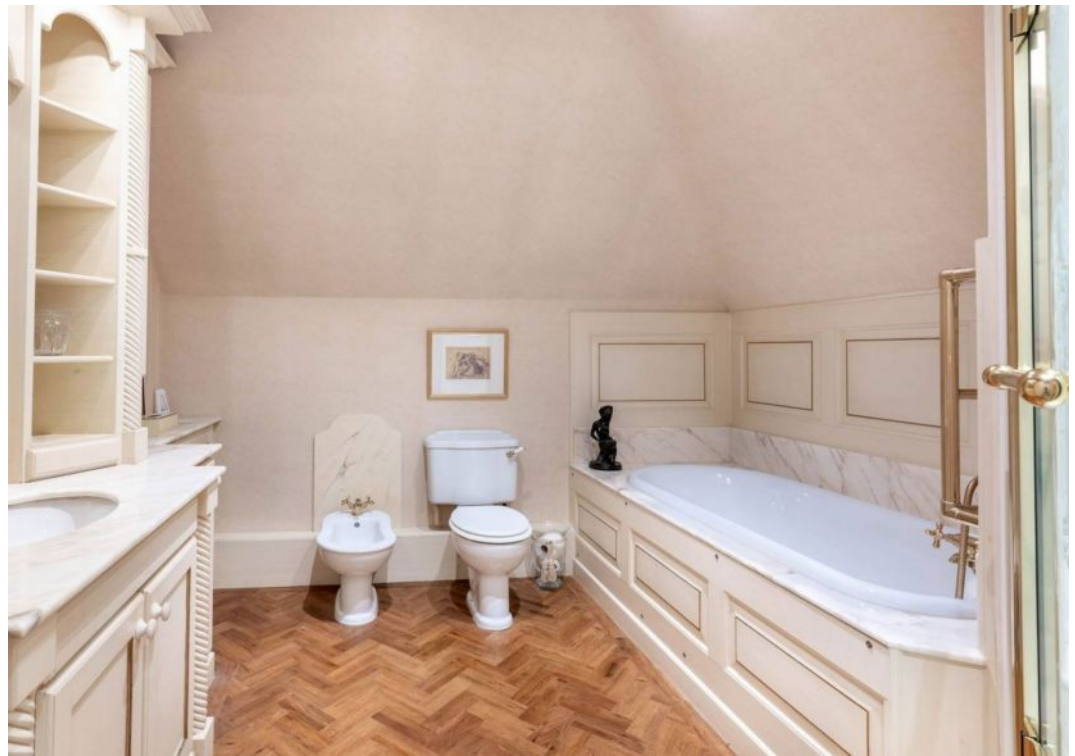
Each of the seven apartments own a share of 'Wood End House Management Ltd', who owns the Freehold. The apartment currently has a 150 year LEASE from 24/06/1996.

Service Charge: £5,027.32 per annum

Ground Rent: None

PLEASE NOTE: There are no pets permitted at Wood End House.





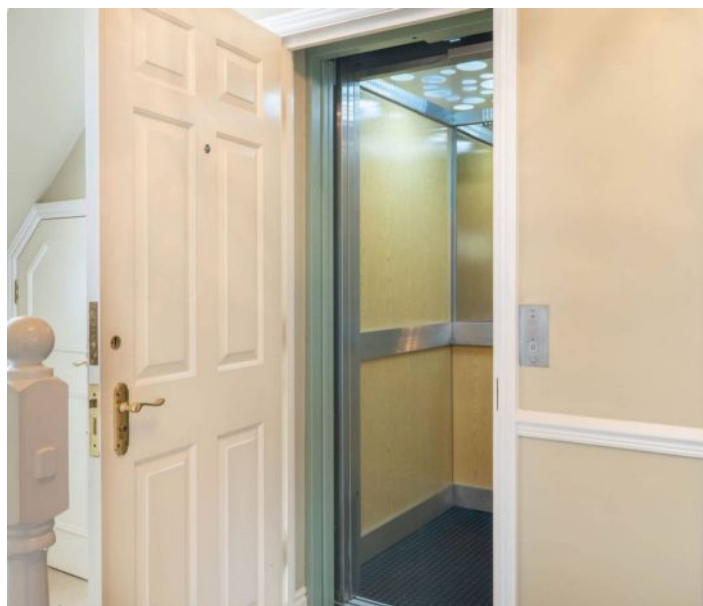
Accessed via its own private front door from the communal hallway, the property opens into a welcoming entrance hall—generously sized to accommodate a study or office area—complete with a useful storage cupboard. From here, a private staircase rises to the main living accommodation.

The bright and airy landing features a large eaves storage cupboard, along with a 'secret' secure door providing private lift access to the lower communal entrance hall—an exceptional feature that enhances both convenience and security.

The heart of the home is a generous living room, beautifully appointed with bespoke built-in bookcases and a grand open fireplace, perfect for relaxing or entertaining. There is also a breakfast kitchen and a curtained archway leading to a versatile dining room, which could also serve as a guest bedroom. A large walk-in airing cupboard offers additional practical storage.

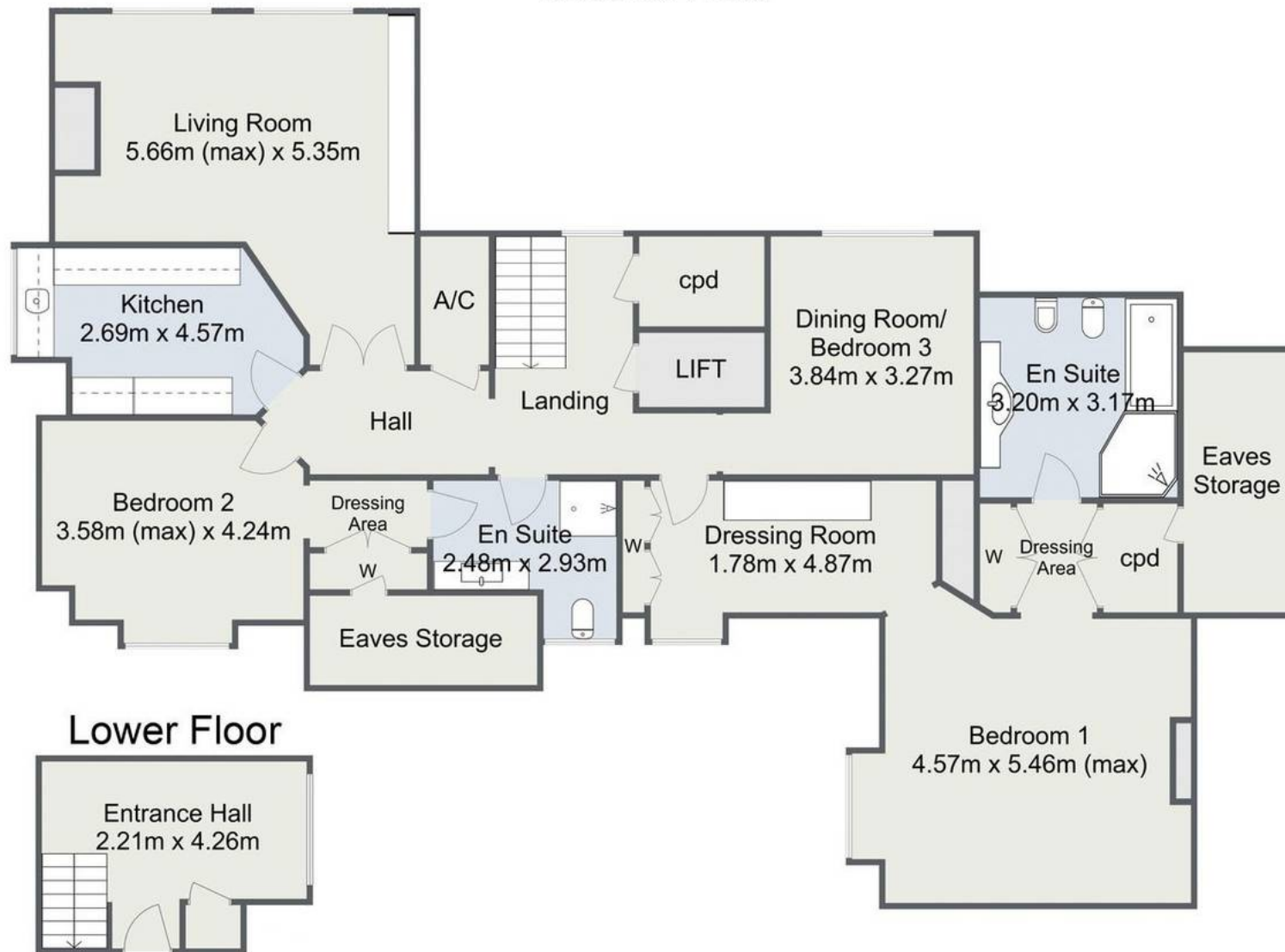
The sumptuous master suite is accessed via a spacious dressing room, complete with a charming bay window—ideal for a dressing table—and leads to a stunning bedroom featuring a decorative fireplace and a luxurious en suite bathroom with separate shower. Cleverly concealed eaves storage is accessed from the rear of one of the wardrobes, providing yet more discreet storage space.

The second double bedroom also benefits from its own dressing room, en suite shower room (with secondary access from the hallway), and further eaves storage, offering excellent comfort and flexibility for guests or family.



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Second Floor



Ground Floor



Lower Floor



Total Approximate Area (Excluding Garage and Eaves Storage): 174.7 sq. m (1,880.45 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.



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These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors/omissions. They do not constitute part of a contract in any way. The mention of any fixtures, fittings and/or appliances does not imply that they are included or that they are in working order.