



81 Bittell Road, Barnt Green

arden
ESTATE AGENTS

Offers Over £850,000

81 Bittell Road

Barnt Green

An exceptional detached residence, extended and comprehensively refurbished in 2020 to an outstanding specification throughout, offering beautifully appointed accommodation perfectly suited to modern family living. At the heart of the home is a magnificent open-plan kitchen/dining/family room, featuring a striking part vaulted ceiling, Velux windows and bi-folding doors opening onto the garden. Further highlights include a luxurious travertine marble bathroom, garage storage with electric door, remote-operated front gates, and a superb landscaped rear garden extending approximately 56m/184 feet in length. Ideally situated just 0.4 miles from the centre of Barnt Green, the property enjoys convenient access to village amenities, train station, highly regarded primary schooling, and an excellent range of sporting clubs and community groups.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Exceptional detached home extended and fully refurbished in 2020
- Stunning open-plan kitchen/dining/family room with high quality appliances
- Bi-folding doors and Velux windows creating superb natural light
- Lounge with gas living flame fire
- Utility and guest WC
- Four well proportioned bedrooms – two with fitted 'Sharps' wardrobes
- Luxurious travertine marble bathroom with slipper bath and rainfall shower
- Beautifully established 56m/184ft rear garden with orchard, greenhouse, vegetable garden and 5.8m x 2.2m shed
- Electric gated driveway, EV charger and garage storage with electric door
- Full CCTV and emergency response alarm system with app-controlled security features





Description

The property is approached via a beautiful oak framed porch with vaulted ceiling, opening into an entrance hall which in turn leads through to a superbly appointed front lounge, centred around a living flame gas fire. From here, the accommodation flows seamlessly into the stunning open-plan kitchen/dining/family room, comprehensively extended in 2020 to create an exceptional contemporary living environment. Featuring a striking part vaulted ceiling with Velux windows and bi-folding doors opening onto the rear garden, this impressive space has been thoughtfully designed with distinct lounge, dining and kitchen zones, ideal for both entertaining and everyday family life. The high quality Howdens kitchen is beautifully finished with quartz worktops and complemented by a range of integrated BOSCH appliances including an electric double oven, gas hob, extractor fan, microwave and dishwasher. A porcelain tiled floor runs throughout the entire room and benefits from wet underfloor heating. A door from the kitchen also provides internal access into the garage storage.

Adjoining the kitchen is a useful utility area with external side door and guest cloakroom. The utility houses the combination boiler, installed in 2020 and still benefitting from approximately three years remaining on the warranty.

To the first floor are four well proportioned bedrooms, two of which enjoy delightful views over the rear garden. One bedroom is currently arranged as a dressing room and features fitted Sharps wardrobes, whilst another also benefits from fitted Sharps wardrobes together with a built-in storage cupboard. The luxurious family bathroom is particularly impressive, beautifully appointed with travertine marble finishes, electric underfloor heating, dual sinks, a freestanding slipper bath and a double entry shower with rainfall head.

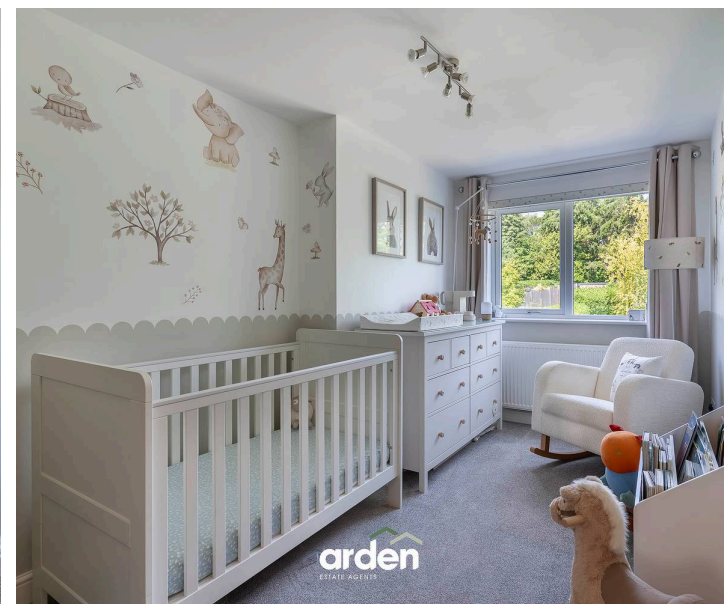
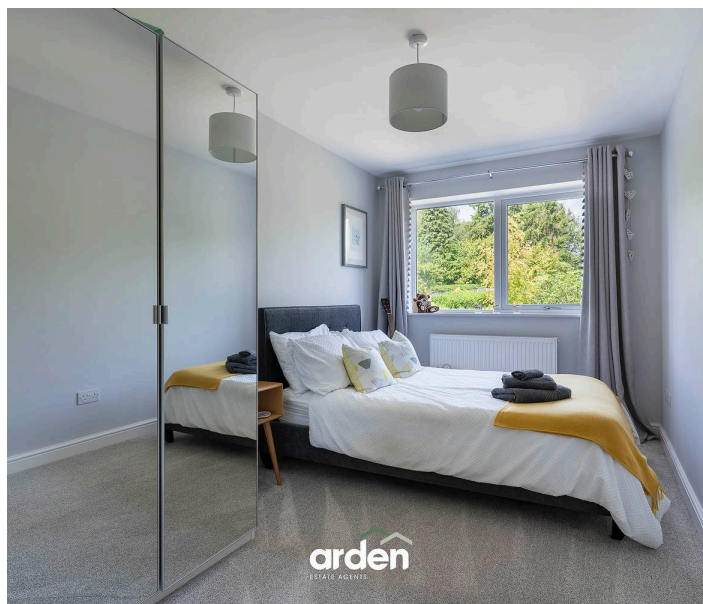


Outside

A standout feature of the property is the magnificent rear garden extending approximately 56m/184 feet in length. Beautifully established and thoughtfully landscaped, the garden features a generous split-level sandstone entertaining patio with raised planting beds formed by chestnut railway sleepers. Beyond lies an expansive lawn with a striking eucalyptus tree and mature fig tree, whilst further sections of the garden provide a substantial vegetable patch with greenhouse, an orchard with a variety of fruit trees including pear, apple and plum, and a recently installed large shed (5.8m x 2.2m) positioned at the far end of the garden. Gated side access leads conveniently back to the front of the property.

To the front, the property is set behind a sliding electronic security gate, accessible via app, fob or intercom, opening onto a spacious driveway providing parking for multiple vehicles and benefitting from an EV charging point. The garage storage is fitted with an electric door.

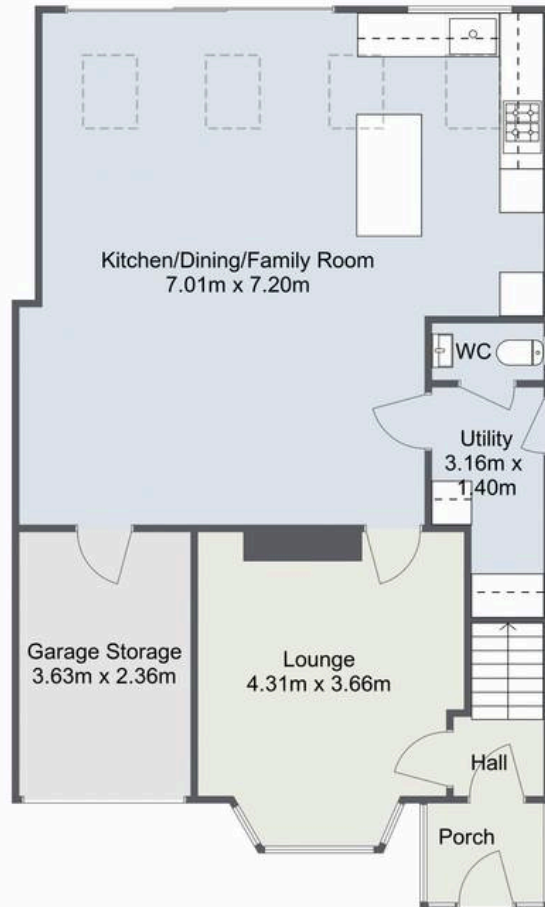
The home is further enhanced by a comprehensive security system including full CCTV with live app connectivity together with an emergency response alarm system incorporating infrared sensor beams to the front driveway, rear windows and side access, all capable of sending alerts directly to your phone.





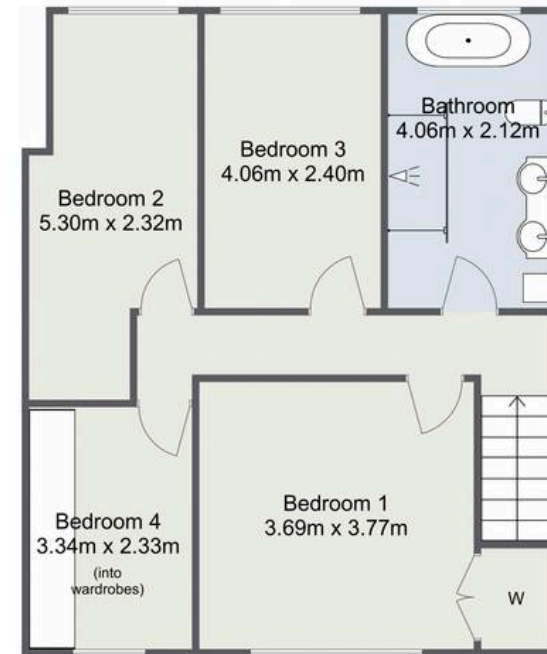
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Ground Floor

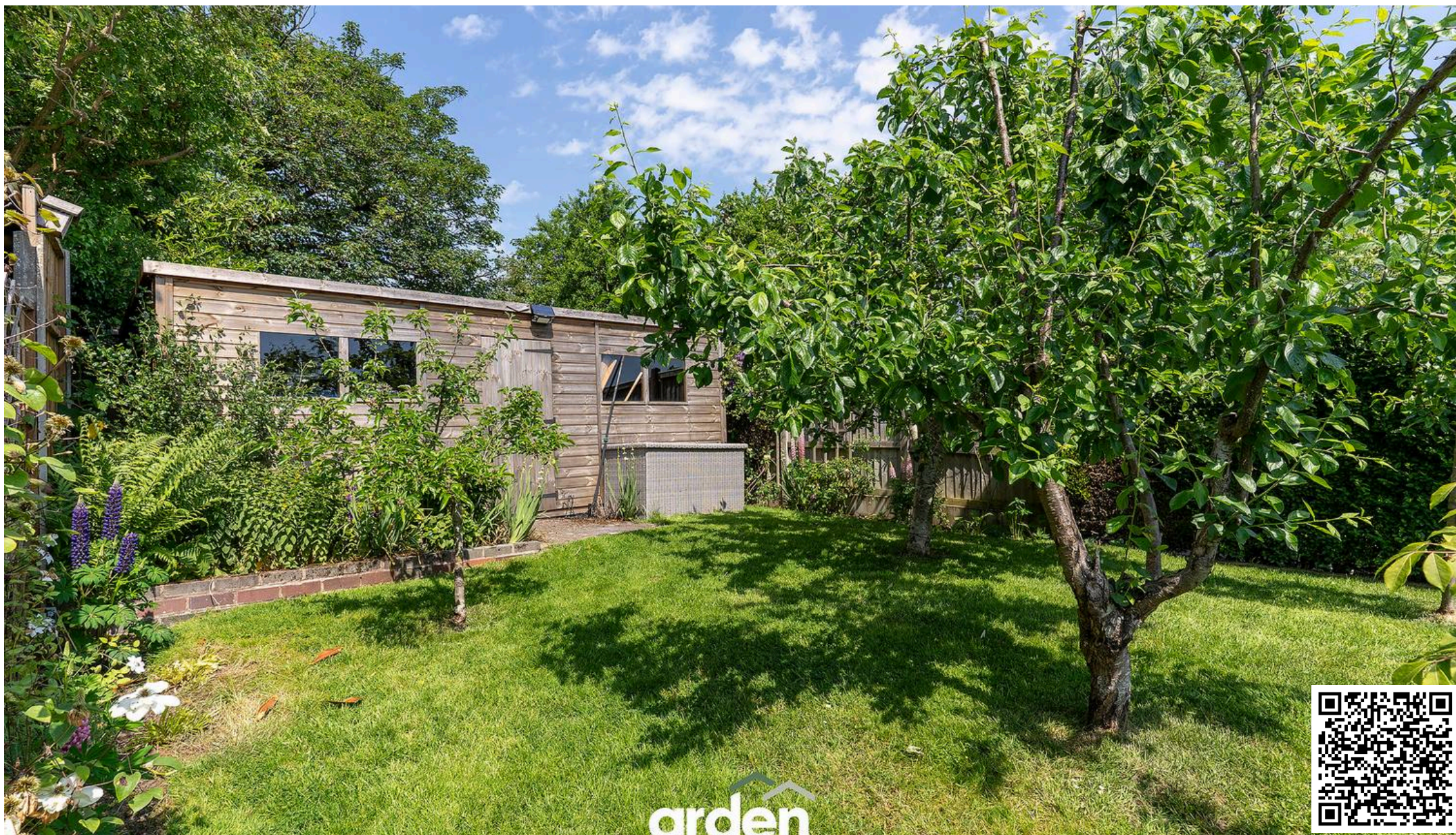


Total Approximate Area (including garage storage):
142 sq. m (1,528.48 sq. ft)

First Floor



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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