



**25 Hewell Road**

BARNT GREEN

**£600,000**



## Five Bedroom Semi-Detached House

### Description.

An extraordinary three storey Edwardian property requiring renovation, boasting an abundance of period features and located in the heart of the highly sought after village of Barnt Green, within walking distance to the train station and amenities. This rare gem enjoys a sizeable rear garden and over 2,100 sq. ft of accommodation with huge potential including two reception rooms, five bedrooms over two floors and cellar.

The accommodation comprises: Porch, imposing entrance hall with original Minton floor tiles and cellar access, two reception rooms either end of the property, kitchen and generous utility. The first floor features three bedrooms and a house bathroom and the second floor offers two additional bedrooms.

The rear garden is predominantly laid to lawn with hedged boundaries, mature shrubs, greenhouse and large shed. The driveway at the front provides parking for multiple vehicles and an additional garden lies to the side of the drive.

Location: Barnt Green is a delightful village offering a variety of amenities including local shopping facilities, doctor's surgery, two churches, dentist, 'Outstanding' Ofsted rated St Andrews First School and train station (only a stone's throw from the property). 25 Hewell Road itself is within walking distance from both the village gem, 'The Victoria Inn' and ever-popular Grade II listed 'Barnt Green Inn' and conveniently located for many fine walks, including the renowned 525 acre Lickey Hills Country Park. There are also many sporting facilities including a cricket club, Blackwell Golf Club, Barnt Green sailing club and many other societies including local orchestra, the Midland Sinfonia. There is easy access to M5/M42 motorway links, Birmingham Airport and Birmingham City Centre is approximately ten miles away.



### Room Dimensions

Cellar: 12' 11" x 12' 0" (3.95m x 3.68m)

Lounge: 12' 11" x 11' 11" (3.95m x 3.65m)

Kitchen: 8' 3" x 7' 9" (2.52m x 2.38m)

Utility Room: 12' 0" x 8' 8" (3.67m x 2.65m)

Dining Room: 12' 11" x 10' 11" (3.95m x 3.35m)

Stairs To First Floor Landing

Master Bedroom: 17' 4" x 11' 11" (5.30m x 3.65m)

Bedroom Two: 12' 11" x 10' 11" (3.95m x 3.33m)

Bedroom Three: 11' 2" x 8' 3" (3.42m x 2.52m)

Bathroom: 12' 0" x 8' 8" (3.67m x 2.65m)

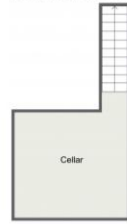
Stairs To Second Floor Landing

Bedroom Four: 17' 4" x 11' 3" (5.30m x 3.45m)

Bedroom Five: 12' 1" x 9' 6" (3.70m x 2.90m)

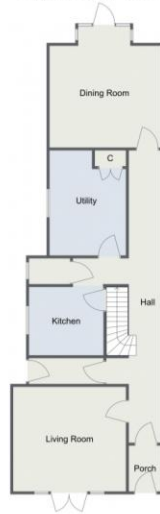


### Basement



Total Area Approx:  
197.7 sq metres (2128 sq ft)

### Ground Floor



### First Floor



### Second 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.

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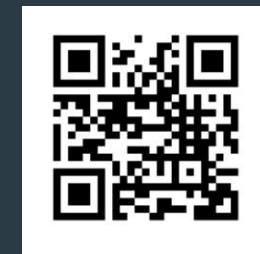
COUNCIL TAX BAND: F

TENURE: Freehold

For more information on this house or to arrange a viewing please call the Barnt Green office on:

0121 447 8300

Alternatively, you can scan below to view all of the details of this property online.



67 Hewell Road  
Barnt Green  
Birmingham  
West Midlands  
B45 8NL