



**3 Malvern  
Grange**

GREENHURST DRIVE  
BARNT GREEN

**£435,000**



# Two Bedroom Ground Floor Apartment

## Description.

A magnificent ground floor apartment within a luxury 'Crosby Homes' development boasting spacious accommodation including two generous reception rooms, breakfast kitchen, two bedrooms with en suites as well as its own garage and direct access onto pristine communal gardens. The residence is set behind electronic security gates and located in the prestigious area of Barnt Green, close to amenities and train station.

The apartment can be accessed via either the communal entrance hall or privately through its own set of French doors into the lounge. The accommodation itself features a generous entrance hallway with large walk in storage cupboard, airing cupboard and guest WC. The living accommodation comprises an impressive lounge with living flame gas fire and access onto the communal gardens, formal dining room and breakfast kitchen with integrated fridge/freezer, double oven, gas hob, extra ctor fan and space for a washer/dryer.

The delightful master bedroom boasts built in wardrobes and a generous en suite bathroom (also with a separate shower) and the double guest bedroom features a fitted double wardrobe and its own en suite shower room.

Located within an idyllic and well-maintained setting, the property stands behind electronic wrought iron gates and includes a designated garage with parking space in front plus visitor parking.



## Room Dimensions.

Living Room: 17' 8" (into bay) x 13' 0" (5.41m x 3.98m)

Dining Room: 14' 0" x 10' 0" (4.27m x 3.06m)

Breakfast Kitchen: 8' 7" x 11' 10" (2.64m x 3.62m)

Bedroom One: 12' 11" (into bay) x 15' 6" (3.96m x 4.73m)

En Suite: 7' 4" x 7' 6" (2.26m x 2.31m)

Bedroom Two: 16' 7" (max) x 9' 1" (5.06m x 2.79m)

En Suite: 8' 0" x 6' 4" (2.44m x 1.95m)

WC 6' 10" x 5' 6" (max) (2.10m x 1.68m)

Garage: 18' 11" x 9' 1" (5.77m x 2.77m)

Location: Bamt Green is a delightful village offering a variety of amenities including local shopping facilities, cafes, two popular gastropubs, doctor's surgery, two churches, three dentists, St Andrews First School and train station. 3 Malvem Grange itself is located approximately 1.2 miles from the village centre and is conveniently located for many fine walks, including the renowned Lickey Hills Country Park. There are also many sporting facilities including a cricket club, Blackwell Golf Club, Bamt 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 11.2 miles away. Further local schooling includes Blackwell Infants School, Lickey End First School, Alvechurch First and Middle School, North and South Bromsgrove High as well as Bromsgrove Independent School.



## Ground Floor



Total Approximate Area (Excluding Garage): 109.4 sq. m (1,177.57 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.

**Please read the following:** 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 and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.

EPC: C

COUNCIL TAX BAND: G

TENURE: Share of the Freehold

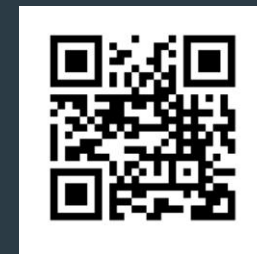
Years Remaining: 125

Ground Rent and Service Charge: £3,200 pa

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.



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