



20 The Badgers

BARNT GREEN

OFFERS OVER
£825,000





Executive Five Bedroom Detached House

Description.

An immaculate and generously proportioned five bedroom residence boasting a beautifully landscaped rear garden and double garage, situated on an exclusive development behind electronic gates on one of Barnt Green's most sought after roads.

The accommodation comprises: Welcoming entrance hall with cloaks cupboard and guest cloakroom, office, generous living room with living flame gas fire and sliding glazed door onto a delightful conservatory, formal dining room and an open aspect kitchen/diner. The adjacent utility room offers space for washing/drying facilities and provides access to both the garden and double garage.

The first floor features a landing with airing cupboard, sizeable master bedroom with built in wardrobes and modern en suite shower room, four further bedrooms (all with built in wardrobes) and contemporary family bathroom.

Both bathrooms and ground floor cloakroom benefit from underfloor heating.



Externally, the property benefits from a beautifully landscaped rear garden with large patio dining area, planted borders, steps ascending to a generous lawn and attractive woodland area. Parking includes a double garage and driveway for two vehicles.

The residence is situated in a private development constructed in 1997 by Cala Homes within a prime residential area nestled in the Lickey Hills offering an exceptional high degree of security both in the home and via remote control security gates into the development.

Location: Barmt Green is a delightful village offering a variety of amenities including local shopping facilities, cafes, two popular gastropubs, doctor's surgery, two churches, several dentists, St Andrews First School (with 'Outstanding Ofsted status) and train station direct to Birmingham New Street. 'The Badgers' is located approximately 1.5 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, Barmt 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 12 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.



Room Dimensions.

Living Room: 16' 9" x 16' 6" (into recess) (5.12m x 5.04m)
Conservatory: 12' 8" x 10' 9" (3.87m x 3.28m)
Dining Room: 12' 5" (into bay) x 9' 8" (3.79m x 2.96m)
Office: 8' 7" x 8' 10" (2.64m x 2.71m)
Kitchen/Diner: 23' 2" x 10' 7" (max) (7.07m x 3.24m)
Utility Room: 5' 9" x 8' 0" (1.77m x 2.44m)
Double Garage: 17' 5" (max) x 16' 6" (max) (5.31m x 5.04m)

Stairs To First Floor Landing

Bedroom One: 10' 6" x 11' 10" (3.22m x 3.63m)
En Suite: 5' 10" x 5' 11" (1.80m x 1.82m)
Bedroom Two: 10' 6" x 10' 5" (into wardrobes) (3.22m x 3.19m)
Bedroom Three: 8' 10" x 11' 11" (max) (2.71m x 3.64m)
Bedroom Four: 10' 6" x 8' 11" (3.22m x 2.72m)
Bedroom Five: 9' 4" (into wardrobes) x 7' 4" (2.85m x 2.25m)
Bathroom: 6' 0" x 7' 8" (1.83m x 2.35m)

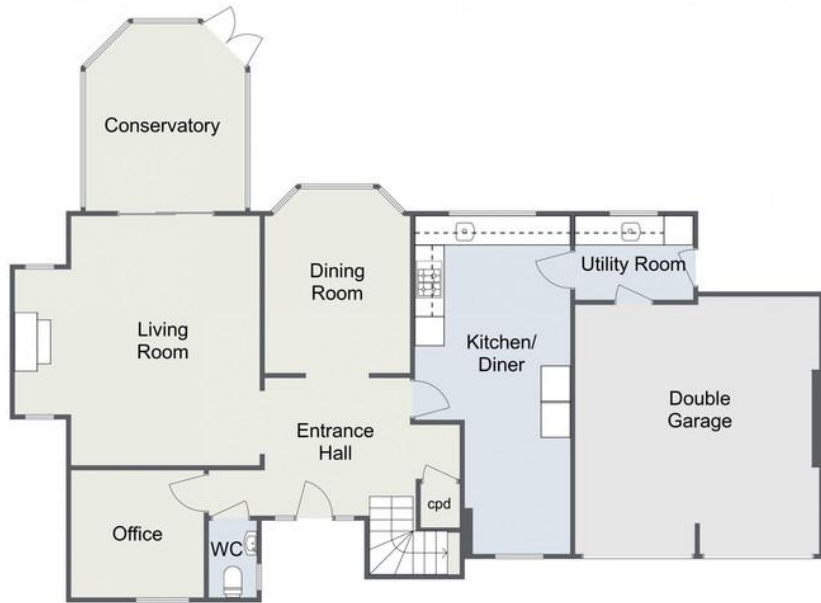






The Badgers, Barnt Green

Ground Floor



First Floor



Total Approximate Area (Including Garage): 195.4 sq. m (2,103.26 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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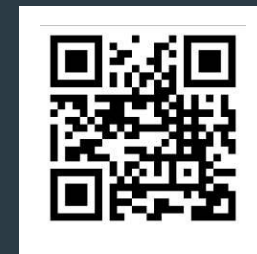
COUNCIL TAX BAND: G

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.



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