



49 Twatling Road
BARNT GREEN

£1,099,000





Five/Six Bedroom Detached House

Description.

A luxury home boasting flexible accommodation of approximately 4,173 sq. ft including five double bedrooms with their own en suites, four generous receptions rooms, double garage with first floor storage as well as a wonderful private rear garden. The property is set at the end of a sweeping driveway behind electronic gates and located in a picturesque setting opposite the Lickey Hills Country Park just 1.4 miles from the centre of Barnt Green.

Equipped with underfloor heating, the ground floor accommodation comprises: Grand entrance hall with a dramatic central split staircase, guest cloakroom, cloaks cupboard and under stairs storage, imposing living room with feature fireplace, sublime orangery, formal dining room, kitchen/diner, office and sitting room (previously a double bedroom). There is also a utility room with garden access.

From the hall, a double bedroom with garden views also includes an en suite shower room.

The first floor boasts a galleried landing providing access to a principal bedroom with en suite bathroom, second double bedroom with juliet balcony, dressing area and en suite shower room and two further bedrooms both with en suites.



Externally, the property features an attractive two level garden with patio dining area, steps to an extensive lawn, a wide variety of shrubs and mature trees, shed and in particular enjoys a private aspect. A sweeping driveway leads to electronic security gates opening onto a large drive suitable for multiple vehicles. The double garage (with two electric doors) features useful loft storage accessed via a set of fixed stairs.

Location: Barnt 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, an 'Outstanding' Ofsted rated first school and train station (direct to Birmingham). The property itself is conveniently located for many fine walks including the renowned Lickey Hills Country Park (directly opposite), Cofton Park and Beacon Hill. 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 10.8 miles away. Further local schooling includes Blackwell First 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: 25' 4" x 13' 10" (7.74m x 4.23m)
Kitchen/Diner: 16' 6" x 11' 3" (5.03m x 3.44m)
Dining Room: 16' 2" x 11' 2" (4.94m x 3.42m)
Orangery: 21' 8" x 8' 10" (6.62m x 2.71m)
Sitting Room: 16' 2" (max) x 11' 6" (4.93m x 3.52m)
Office: 11' 10" x 5' 1" (max) (3.62m x 1.55m)
Utility Room: 16' 2" x 8' 9" (max) (4.93m x 2.68m)
Bedroom One: 16' 1" x 11' 3" (4.91m x 3.43m)
En Suite: 3' 9" x 11' 1" (1.15m x 3.40m)
Double Garage: 20' 9" x 24' 3" (6.33m x 7.40m)
Loft: 12' 11" x 20' 8" (3.95m x 6.32m)



Stairs To First Floor Landing

Bedroom Two: 14' 6" (max) x 15' 6" (4.42m x 4.73m)
En Suite: 13' 1" x 8' 1" (4.00m x 2.48m)
Bedroom Three: 14' 1" x 14' 10" (4.31m x 4.54m)
Dressing Area: 7' 10" x 8' 2" (2.40m x 2.51m)
En Suite: 5' 0" x 8' 2" (1.54m x 2.49m)
Bedroom Four: 21' 6" x 10' 10" (6.56m x 3.32m)
En Suite: 9' 6" x 4' 8" (2.90m x 1.44m)
Bedroom Five: 14' 9" (max) x 11' 4" (4.50m x 3.46m)
En Suite: 3' 4" x 8' 9" (1.03m x 2.67m)







Twatling Road, Barnt Green

EPC: C

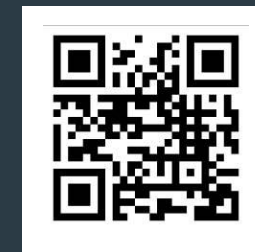
COUNCIL TAX BAND: G

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.



.....
67 Hewell Road
Barnt Green
Birmingham
West Midlands
B45 8NL

Ground Floor



First Floor



Total Approximate Area (Excluding Garage): 316.1 sq. m (3,402.47 sq. ft)
Total Approximate Area (Including Garage): 387.7 sq. m (4,173.16 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.