



22a Twatling
Road

BARNT GREEN

£1,175,000



Five Bedroom Contemporary Family Home

Description.

A spacious and contemporary family home built in 2015 to a high specification boasting 3,825 sq. ft (approx.) of accommodation including four reception rooms, four bathrooms and double garage. The residence is located on one of Bant Green's most desirable roads just 1 mile from local shops, schooling and train station.

Built in 2015, this high spec, generous and well configured contemporary home briefly comprises: Covered porch, inner entrance porchway with guest cloakroom and cloaks cupboard, reception hall with feature American Oak staircase, generous office, formal dining room (accessed from the hall and kitchen), drawing room with gas feature fire and bi-folding doors, laundry room and plant room (with rear access). A splendid open plan kitchen/dining room with central island offers integrated Siemens appliances and family room with feature fire and bi-folding doors to the entertaining terrace.

The first floor features a magnificent master bedroom suite complete with walk in dressing room and generous en suite bathroom, bedroom two with en suite shower room, three further bedrooms (one with an en suite shower room) and family bathroom with luxury free standing bath.

Technical Specification:

- 8 Zone veritas excel alarm system and premium CCTV system to exterior areas.
- Electronic security gates with entry call system to property.
- Integrated Hi-Tech Media and Communication System (Including Built In Speakers).
- Under floor heating system to the ground floor.
- Central vacuum system.
- External LED lighting.
- Cat 6 wired for home networking.
- Control heating, water, radiators and underfloor heating via smart phone or tablet.

The property features both front and rear landscaped gardens with the rear enjoying pleasant outward views. Parking facilities include an integral double garage with electric doors and the driveway provides off road parking for several vehicles. The property itself is accessed via a shared driveway from Twatling Road and a pair of electronic gates provides access to both 22A and 24.



Room Dimensions.

Office: 9' 4" x 14' 2" (2.87m x 4.34m)
Drawing Room: 17' 10" x 14' 2" (5.46m x 4.33m)
Dining Room: 11' 4" x 14' 2" (3.46m x 4.34m)
Breakfast Kitchen: 15' 11" (max) x 24' 0" (4.87m x 7.34m)
Family Room: 13' 11" x 18' 4" (4.25m x 5.59m)
Laundry Room: 7' 1" x 14' 4" (2.18m x 4.37m)
Double Garage: 17' 8" x 19' 7" (5.41m x 5.97m)

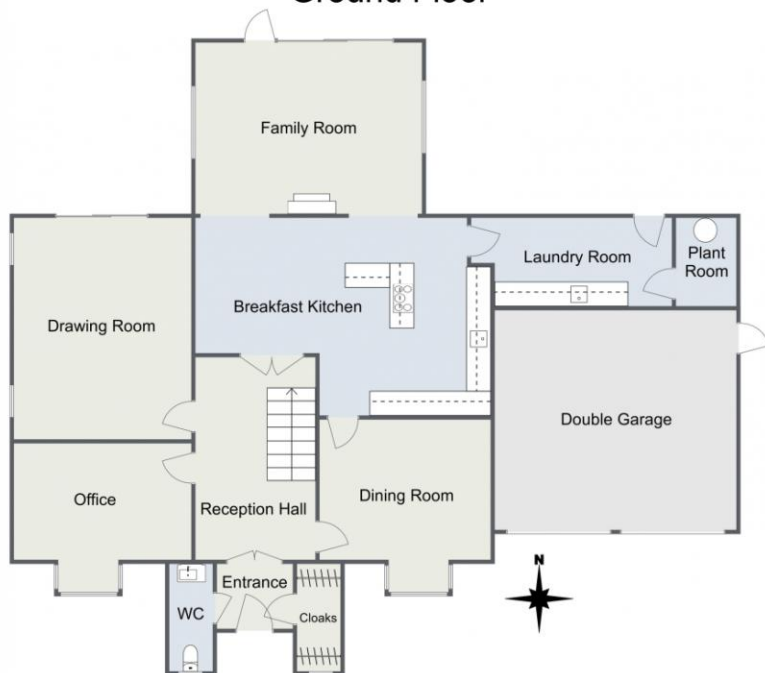
Stairs To First Floor Landing

Master Bedroom: 14' 3" x 18' 4" (4.36m x 5.61m)
Dressing Room: 10' 10" x 10' 7" (3.31m x 3.24m)
En Suite: 10' 9" (max) x 16' 7" (3.30m x 5.06m)
Bedroom Two: 12' 10" x 18' 7" (3.93m x 5.68m)
En Suite: 7' 5" x 10' 4" (2.27m x 3.15m)
Bedroom Three: 11' 0" x 14' 2" (3.36m x 4.33m)
En Suite: 5' 1" x 9' 11" (1.56m x 3.03m)
Bedroom Four: 10' 11" x 14' 2" (3.33m x 4.32m)
Bedroom Five: 11' 1" x 14' 3" (3.38m x 4.35m)
Bathroom: 8' 7" x 14' 2" (2.63m x 4.32m)

Location: Barnt Green is a delightful village with local shopping facilities, doctor's surgery, two churches, dentist, local school and train station. There are many sporting facilities including a cricket club, the renowned Blackwell Golf Club, sailing and many other clubs and societies. There is easy access to M5/M42 motorway links, Birmingham Airport and Birmingham City Centre is approximately twelve miles away.



Ground Floor



First Floor



Total Approximate Area (including Double Garage): 355.4 sq. m (3,825.5 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.

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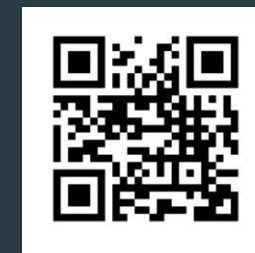
COUNCIL TAX BAND: H

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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