



**Berry Cottage
2 Billy Lane
Blackwell**

**Offers Over
£599,999**



Three Bedroom Semi-Detached House

Description.

A charming 1930s residence, extended and greatly improved by the current owners, boasting impressive accommodation, beautiful views and a south easterly rear garden. The property is located in an enviable semi-rural position just 1 mile from Barnt Green village amenities and train station.

The ground floor comprises: Entrance hall with cloaks cupboard, office, delightful lounge with wood burning stove and a fantastic open plan kitchen/diner with family room off. This vast multi zone room offers a substantial kitchen with integrated fridge/freezer, dining area with feature log burner and adjoining family room with access to a guest WC. The whole space is perfect for entertaining and modern family living complete with bi-folding doors opening onto the patio area.

The first floor features a master bedroom with incredible dual aspect views and fitted wardrobes, two additional generous double bedrooms and family bathroom.

The beautiful south easterly rear garden features a newly laid tiered patio (ideal for outdoor dining), external store, lawned area and a magnificent converted summer house (currently set up as a pub/bar) with lighting, electric, wi-fi and a wood burning stove. A sweeping driveway from Billy Lane leads to the front with generous parking suitable for multiple vehicles.



Room Dimensions.

Lounge: 13' 2" (into bay) x 13' 1" (max) (4.02m x 3.99m)

Kitchen: 10' 8" x 12' 7" (3.27m x 3.84m)

Dining Area: 11' 4" x 13' 8" (max) (3.46m x 4.18m)

Family Room: 10' 1" x 18' 2" (max) (3.08m x 5.54m)

Office: 7' 10" x 7' 10" (2.39m x 2.41m)

WC 6' 0" x 2' 10" (1.83m x 0.87m)

Stairs To First Floor Landing

Bedroom One: 10' 6" x 13' 5" (3.22m x 4.10m)

Bedroom Two: 11' 4" x 13' 0" (3.47m x 3.98m)

Bedroom Three: 11' 4" x 12' 2" (3.47m x 3.73m)

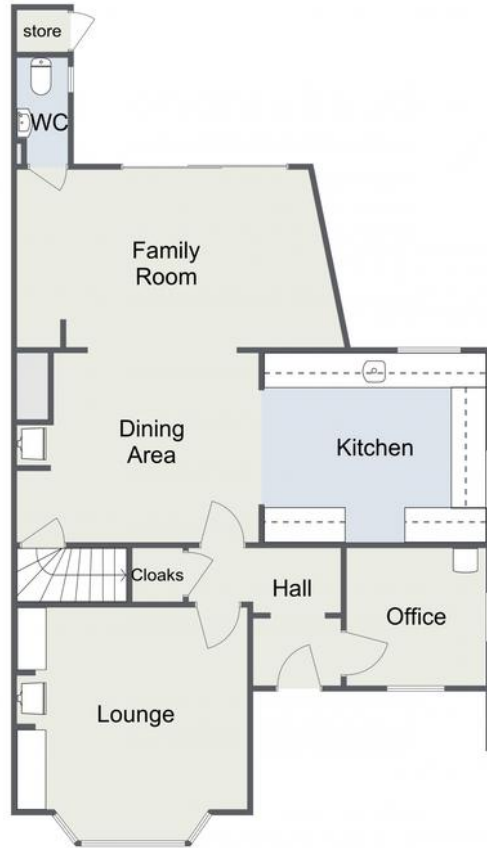
Bathroom: 7' 5" (max) x 9' 10" (2.27m x 3.02m)

Location: Located between the village of Barnt Green and the market town of Bromsgrove, the delightful and highly regarded community of Blackwell provides a range of local amenities including local convenience store, St Catherine's Church, Blackwell Members Club and the renowned Blackwell Golf Club. Barnt Green and Bromsgrove provide a more extensive array of facilities including train stations, health clubs, schools, shops and a range of leisure amenities. Local First Schools include Blackwell Infants School, Lickey End First School and secondary schools include North and South Bromsgrove High as well as Bromsgrove Independent School.



Billy Lane, Barnt Green

Ground Floor



First Floor



Total Approximate Area: 136.7 sq. m (1,471.42 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.

EPC: D

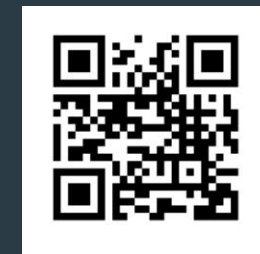
COUNCIL TAX BAND: E

TENURE: Freehold

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

0121 447 8300

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



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