



42 Greenhill

BLACKWELL

£975,000



Grand Four Double Bedroom Detached House

Description.

A fine historic family residence set within generous grounds in an idyllic location and boasting elegant accommodation including four double bedrooms, three contemporary wash rooms, two generous reception rooms and an open plan kitchen/dining room. The property is located in the semi rural area of Blackwell yet within a couple of miles of both Barnt Green village and central Bromsgrove.

The accommodation comprises: Stunning gothic arched open porch, entrance hall (with additional access via a second porch from the drive), sizeable country style kitchen with central island, space for a range cooker, adjacent breakfast room overlooking the garden and utility room. There are three further reception rooms (all accessed from the hall) including a lounge with feature open fire, formal dining room with cast iron fireplace and home office. The cellar is ideal for additional storage.

The first floor offers a master bedroom with en suite including freestanding bath and separate shower cubicle, second double bedroom with contemporary en suite shower room, two further double bedrooms and modern family shower room.

The beautiful garden surrounds the whole property and enjoys an al fresco patio dining area, substantial raised lawn and a number of mature shrubs and trees. Across the lawn, a gate leads to a further private area of garden, listed on a separate title. This part of the plot offers a large lawn and a log cabin currently used as an office - ideal for working from home. There is also rear vehicular access to this area via a shared driveway off Greenhill. A gravelled parking area to the side of the property is suitable for several vehicles.

Services: Mains water, electric and gas. Private drainage via a treatment plant.



Room Dimensions.

Lounge: 16' 2" x 14' 9" (4.95m x 4.5m)
Dining Room: 16' 0" x 12' 0" (4.9m x 3.66m)
Kitchen: 15' 10" x 13' 5" (4.85m x 4.09m)
Breakfast Room: 14' 6" x 7' 8" (4.44m x 2.36m)
Study: 10' 5" x 7' 6" (3.2m x 2.31m)
Utility Room: 10' 6" x 6' 2" (max) (3.21m x 1.90m)
Cellar: 14' 0" (max) x 11' 5" (4.28m x 3.50m)

Stairs To First Floor Landing

Master Bedroom: 15' 10" x 13' 5" (4.85m x 4.09m)
En Suite: 9' 3" x 7' 8" (2.84m x 2.36m)
Bedroom Two: 14' 0" x 12' 0" (4.29m x 3.66m)
En Suite: 4' 1" x 7' 8" (1.26m x 2.36m)
Bedroom Three: 10' 1" x 12' 2" (3.08m x 3.71m)
Bedroom Four: 12' 1" x 9' 10" (3.70m x 3.02m)
Shower Room: 8' 7" x 6' 2" (2.64m x 1.90m)

Location: Located between the desirable 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. Both 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 schools include Blackwell First School ('Outstanding' Ofsted Status), Lickey End First School, Alvechurch Middle School, North and South Bromsgrove High as well as Bromsgrove Independent School.





Total Approximate Area (Including Cellar): 206.2 sq. m (2,219.51 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: F

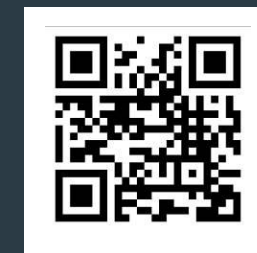
COUNCIL TAX BAND: G

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