



10 Blackwell
Road

BARNT GREEN

£1,200,000





Five Bedroom Detached House

Description.

A generously proportioned detached home with a beautiful established rear garden, set back from Blackwell Road at the end of a sweeping driveway and just a few minutes walk from Bamt Green railway station and village amenities. Extended and refurbished to a high specification, the property boasts five bedrooms across two floors, three reception rooms, double garage and a superb contemporary kitchen/dining room perfect for entertaining and family living.

The accommodation comprises: Enclosed porch with cloaks cupboard, combined entrance hallway and open plan sitting room with fitted shelving, living room enjoying a wood burning stove and French doors onto the garden and an inner hall providing access to a spacious office, guest cloakroom, utility room and an impressive contemporary open plan kitchen/dining/family room. This delightful room offers a breakfast island, dining space and lounge area, perfect for entertaining and modern family living with french doors opening onto the patio.

The first floor features a superb master bedroom with built in wardrobes and luxurious en suite bathroom, three additional double bedrooms (one with fitted wardrobes) and modern house shower room. The second floor loft conversion offers a double bedroom with velux windows, WC and walk in eaves storage.



The beautiful established rear garden boasts a tiled patio area, steps ascending to a generous lawn with block paved BBQ area through the centre as well as a submerged trampoline in the far lawn and a walled area towards the back containing a shed. At the front, the sweeping driveway provides parking for multiple vehicles and a double garage with electric door lies at the opening to the drive.

Location: Barnt Green is a delightful village offering a variety of amenities including local shopping facilities, doctor's surgery, two churches, dentist, St Andrews First School and train station (only a few minutes walk from the property). Blackwell Road itself is half a mile from the ever-popular Grade II listed 'Barnt Green Inn' and 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, sailing and many other clubs and societies. There is easy access to M5/M42 motorway links, Birmingham Airport and Birmingham City Centre is approximately 11 miles away.



Room Dimensions.

Sitting Room: 12' 10" (into bay) x 14' 9" (3.92m x 4.50m)

Living Room: 16' 1" (max) x 14' 5" (4.92m x 4.40m)

Office: 13' 0" x 8' 6" (3.97m x 2.60m)

Kitchen/Diner/Family Room: 21' 11" (max) x 21' 7" (max) (6.70m x 6.60m)

Utility Room: 5' 6" x 8' 0" (1.68m x 2.44m)

Stairs To First Floor Landing

Bedroom One: 16' 6" (max) x 12' 11" (max) (5.04m x 3.95m)

En Suite: 5' 10" x 12' 9" (max) (1.79m x 3.91m)

Bedroom Two: 10' 8" x 14' 8" (3.26m x 4.48m)

Bedroom Three: 10' 5" x 10' 10" (3.19m x 3.32m)

Bedroom Four: 10' 8" x 8' 2" (3.26m x 2.49m)

Shower Room: 5' 1" x 8' 5" (1.57m x 2.59m)

Stairs To Second Floor Landing

Bedroom Five: 10' 11" x 10' 0" (3.35m x 3.05m)

WC 2' 10" x 11' 11" (0.87m x 3.65m)



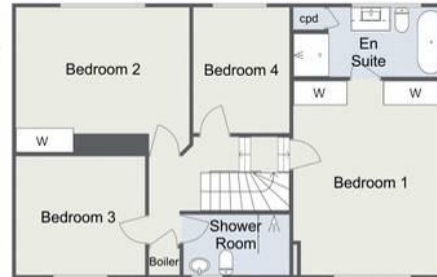




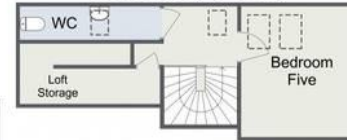
Ground Floor



First Floor



Second Floor



Total Approximate Area (Excluding Garage): 222.9 sq. m (2,399.27 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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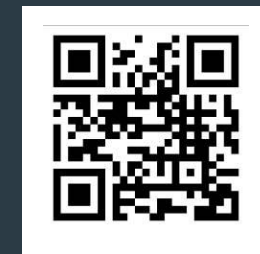
COUNCIL TAX BAND:

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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