



63 Bittell Road

BARNT GREEN

£795,000



Four Bedroom Detached House

An attractive 1920's detached home boasting generous accommodation including four reception rooms and an open plan kitchen/diner, occupying a significant plot within the sought after village of Barnt Green within walking distance from local amenities, schooling and train station.

The accommodation comprises: Combined vestibule and entrance hall with bespoke front door and original glass cabinet, sitting room (currently utilised as a music room), office with bay window, delightful lounge with living flame gas fire and bi-folding doors onto a fantastic sun room with sky lantern. Although separate, the three adjoining reception rooms completely open up to create an excellent entertaining space.

The open aspect kitchen enjoys a dining area with roof lantern over, walk in pantry, integrated dishwasher, 'Cannon' range oven, granite worktops and entry to the garage with utility area.

The hallway also provides access to a walk in cloakroom leading to a ground floor shower room.

On the first floor, the landing offers a linen cupboard (also containing the hot water tank), generous double bedroom with fitted wardrobes, two additional double bedrooms overlooking the garden, single bedroom and house bathroom.

One of the many notable features of the property is the large and attractive rear garden which is predominantly laid to lawn with a range of shrubs and mature trees, patio area, large greenhouse, shed and hedged boundaries. The property itself is privately screened from the road by foliage in the front garden and approached via a shared driveway opening onto a private parking area with parking for three cars and with access to the garage.

The plot itself is approximately 0.33 acres (not measured).



Room Dimensions.

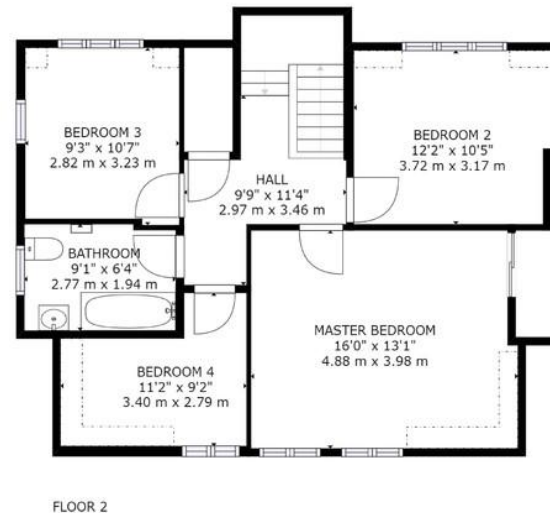
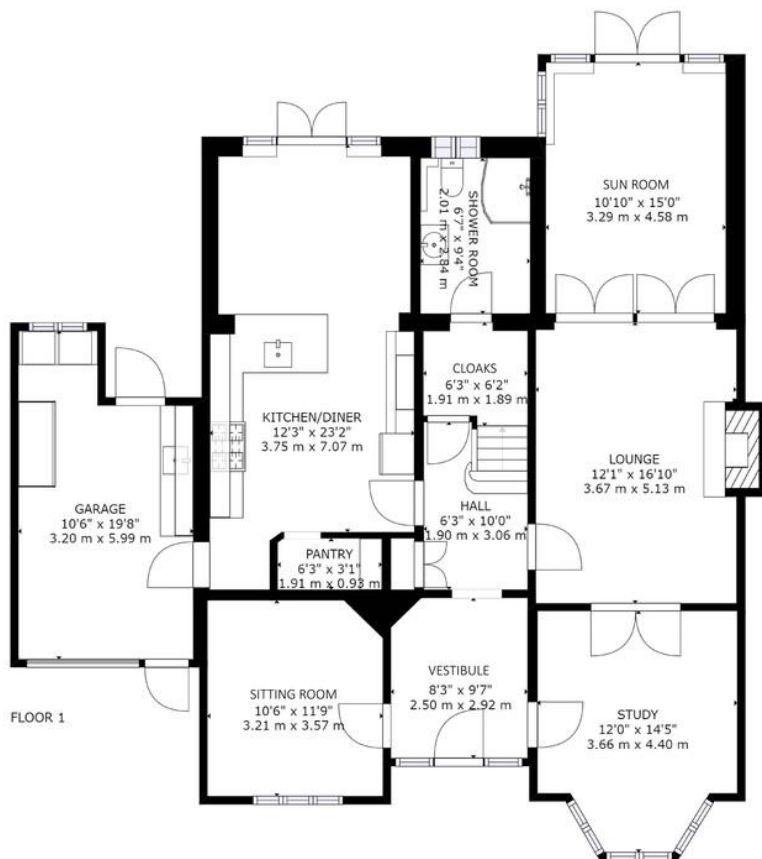
Kitchen/Diner: 12' 3" x 23' 2" (3.75m x 7.07m)
Sitting Room: 10' 6" x 11' 8" (3.21m x 3.57m)
Office: 12' 0" x 14' 5" (into bay) (3.66m x 4.40m)
Lounge: 12' 0" x 16' 9" (3.67m x 5.13m)
Sun Room: 10' 9" x 15' 0" (3.29m x 4.58m)
Shower Room: 6' 7" x 9' 3" (2.01m x 2.84m)
Garage: 10' 5" x 19' 7" (max) (3.20m x 5.99m)

Stairs To First Floor Landing

Bedroom One: 16' 0" x 13' 0" (4.88m x 3.98m)
Bedroom Two: 12' 2" x 10' 4" (3.72m x 3.17m)
Bedroom Three: 9' 3" x 10' 7" (2.82m x 3.23m)
Bedroom Four: 11' 1" x 9' 1" (3.40m x 2.79m)
Bathroom: 9' 1" x 6' 4" (2.77m x 1.94m)

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, several dentists, St Andrews First School (with 'Outstanding Ofsted status') and train station direct to Birmingham New Street. The property itself is located approximately 0.2 miles from the village centre and is 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, 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 11.3 miles away. Further local schooling includes Blackwell Infants School, Lickey End First School, Alvechurch First and Middle School, North and South Bromsgrove High as well as Bromsgrove Independent School.





GROSS INTERNAL AREA (INCLUDING GARAGE): 200.94 SQ. M (2,163 SQ. FT)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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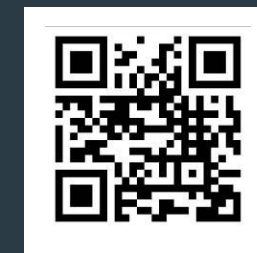
COUNCIL TAX BAND: F

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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