



Berryfield, St Catherines Road, Blackwell, B60 1BN

£1,100,000

The logo for Arden Estate Agents features a stylized green house icon above the word "arden" in a bold, white, lowercase sans-serif font. Below "arden" is the text "ESTATE AGENTS" in a smaller, white, uppercase sans-serif font.

arden
ESTATE AGENTS

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you move
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Summary

An outstanding detached residence boasting a staggering 4,000 sq. ft of accommodation that has undergone comprehensive extension and refurbishment to an exemplary standard. The property is set upon a private SOUTH WESTERLY gated plot within the sought after village of Blackwell and close proximity from a renowned Golf Club and 1.6 miles from central Barnt Green.

Description

As you step inside, you are greeted by an expansive foyer that serves as an introduction to the sumptuous spaces beyond. There are two front reception rooms of generous proportions (currently utilised as a sitting room and a games room), utility room located at the end of the hall and a superb open plan kitchen/dining/family room with bi-folding doors - connecting the whole space to the outdoor entertaining patio.

The west wing of the ground floor enjoys a superb bedroom suite with walk in dressing room, en suite shower room and access onto the garden. An additional three ground floor double bedrooms are all serviced by a sumptuous bathroom complete with roll top tub and separate shower enclosure.

The first floor galleried landing is adorned with a glass balustrade and stunning sky lantern and provides access to an impressive master bedroom suite benefiting from it's own walk in wardrobe as well as a huge dressing room. Shared with an additional first floor bedroom, the enormous bathroom boasts a luxurious copper bath tub and a large walk in shower.





Outside

The beautifully secluded south west facing garden is the perfect blend of relaxation and entertainment. Nestled behind high privacy hedges, the space basks in sunlight throughout the day featuring a spacious, elegant patio with ample room for outdoor furniture and a lush, well-maintained lawn with a charming wooden gazebo designed to house a hot tub for the ultimate in outdoor luxury. At the front, the residence is set behind electronic security gates opening onto a driveway suitable for multiple vehicles as well featuring a separate garage with storage above.

Location

The residence is conveniently placed for the highly sought after Blackwell First School, local convenience store, church and the renowned Blackwell Golf Club. There are a range of amenities, shops and train stations close by both in Barnt Green and Bromsgrove town centre. The delightful village of Barnt Green lies approximately 1.6 miles away and provides local shopping facilities, doctor's surgery, two churches, several dentists, sought after first school and train station. There are many sporting facilities including a cricket club and sailing club as well as easy access to the M5/M42 motorway links and Birmingham Airport.



Room Dimension

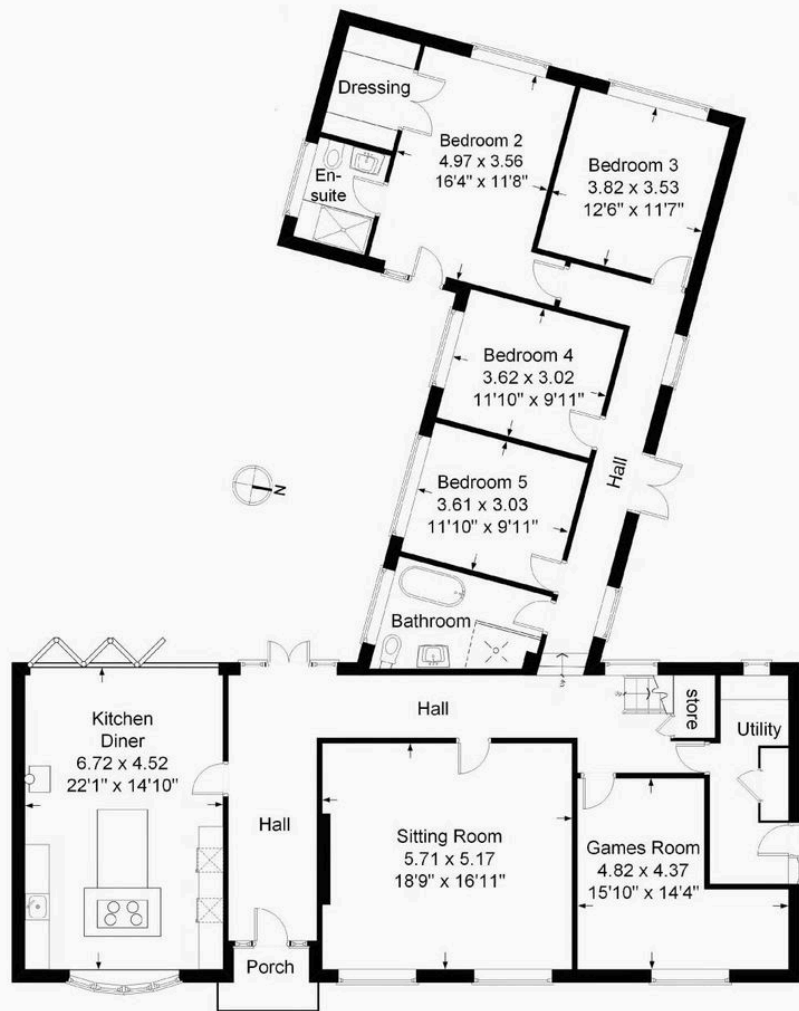
Kitchen/Diner 6.72m x 4.52m (22'0" x 14'9")
Sitting Room 5.71m x 5.17m (18'8" x 16'11")
Games Room 4.82m (max) x 4.37m (15'9" x 14'4")

Bedroom 2 4.97m x 3.56m (16'3" x 11'8")
Bedroom 3 3.82m x 3.53m (12'6" x 11'6")
Bedroom 4 3.62m x 3.02m (11'10" x 9'10")
Bedroom 5 3.61m x 3.03m (11'10" x 9'11")

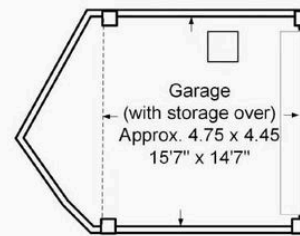
Bedroom 1 7.16m x 6.75m (23'5" x 22'1")
Dressing Room 4.56m x 3.62m (14'11" x 11'10")

Bedroom 6 4.99m x 3.63m (16'4" x 11'10")
Bathroom 7.5m x 4.96m (24'7" x 16'3")
Garage 4.75m x 4.45m (15'7" x 14'7")





Ground Floor



Garage not shown in true relative position



First Floor

Total Approximate Area (Excluding Garage): 346 sq.m (3,724 sq.ft)
 Total Approximate Area (Including Garage): 372.6 sq.m (4,010 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.

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

0121 447 8300

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

