



4 Plymouth Drive, Barnt Green, B45 8JB

Offers Over £2,450,000

The logo for Arden Estate Agents, featuring the word "arden" in a bold, white, sans-serif font with a green roof-like shape above the letters "a" and "d". Below "arden" is the text "ESTATE AGENTS" in a smaller, white, sans-serif font.

arden  
ESTATE AGENTS

It's who  
you move  
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## 4 Plymouth Drive, Barnt Green, B45 8JB

### Description

As you step inside, you are greeted by an expansive entrance hall with sweeping central staircase that serves as a memorable introduction to the luxurious spaces beyond. The grand living room boasts an inglenook fireplace with grate, garden access and adjoining sitting room. Double doors divide these two rooms, providing an extended open plan space when desired - perfect for entertaining on a large scale. The formal dining room is also equipped with an identical inglenook fireplace to the living room and leads to a superb open plan kitchen/dining room with adjoining utility room. The luxury kitchen seamlessly merges functionality with sophistication with the island acting as a central hub for both food preparation and socialising. This room provides more than enough space to also accommodate a dining space complete with french doors to the garden, connecting the whole space to the outdoor entertaining patio. Sleekly blending into the cabinetry, the high end MIELE appliances include an electric oven, steam oven, fridge, dishwasher and wine fridge. The masterpiece of the kitchen is the outstanding 'La Cornue Le Chateau 150' range cooker with powerful matching extractor fan. When you turn on a La Cornue stove, you're not just cooking – you're becoming a part of a grand tradition of culinary artistry.

The impressive first floor galleried landing features a vaulted ceiling and arched windows, allowing an abundance of natural light to flood the interior. From here, you can peer down into the hallway below, taking in the full expanse of the space with its grandeur and elegance. A set of double doors leads to a sumptuous master suite with walk through dressing room and opulent en suite bathroom. A principal guest bedroom enjoys views of the garden and it's own en suite bathroom and there are two further double bedrooms, both serviced by their own luxurious en suites shower rooms.





This captivating property also boasts a lower ground floor that unveils a world of indulgence and entertainment including a gym, a naturally cooled wine store offering a sanctuary for your most cherished bottles as well as a large room perfectly suited as a cinema room. *We have created a CGI image of our vision for this space.*

This subterranean levels also features a plant room (with 2022 Vaillant boiler), storage room, WC and internal access to the garage/ workshop.

All three levels are equipped with underfloor heating (with the exception of the first floor landing, lower ground floor corridor and wine store).

### Outside

The private 0.69 acre plot (approx.) boasts beautiful wrap around gardens which are predominantly laid to lawn with expansive patio entertaining area, a range of mature trees and shrubs, summerhouse and shed.



The residence is approached via a sweeping shared driveway with central island leading to the property's own private drive which offers extensive parking as well as a triple garage which is hidden at the side of the lower level of the property.

## Room Dimensions

Entrance Hall 6.55m x 5.7m (21'5" x 18'8")

Living Room 7.63m x 5.9m (25'0" x 19'4")

Sitting Room 4.38m (into bay) x 5.91m (14'4" x 19'4")

Dining Room 4.82m (into bay) x 5.93m (15'9" x 19'5")

Kitchen/Dining Room 9.98m (into bay) x 6.42m (max) (32'8" x 21'0")

Utility Room 2.15m x 3.76m (7'0" x 12'4")

WC 4.33m x 1.59m (14'2" x 5'2")

Gym 4.09m x 4.15m (13'5" x 13'7")

Wine Store 4.34m (max) x 5.65m (14'2" x 18'6")

Cinema Room 6.49m x 5.69m (21'3" x 18'8")

Store 2.08m x 2.46m (6'9" x 8'0")

Plant Room 1.92m x 3.42m (6'3" x 11'2")

Double Garage and Workshop 12.32m (max) x 7.11m (max) (40'5" x 23'3")

Bedroom 1 5.57m x 5.94m (18'3" x 19'5")

Dressing Room 2.82m x 5.94m (into wardrobes) (9'3" x 19'5")

En Suite 3.49m x 5.94m (11'5" x 19'5")

Bedroom 2 6.24m (max) x 5.91m (20'5" x 19'4")

En Suite 2.72m x 2.98m (8'11" x 9'9")

Bedroom 3 3.4m x 5.92m (11'1" x 19'5")

En Suite 1.54m x 2.73m (5'0" x 8'11")

Bedroom 4 3.12m x 4.47m (10'2" x 14'7")

En Suite 3.11m x 1.03m (10'2" x 3'4")



# Plymouth Drive, Barnt Green



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.

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.

