



128 Linthurst Newtown, Blackwell, B60 1BS

£570,000

4 2 2



## Description

Upon entering from the enclosed porch, you are greeted by a generous hallway with elegant parquet flooring that runs through to the living room, where an open fireplace provides a cosy spot for relaxation. A second fireplace is located in the formal dining room, creating a perfect atmosphere for family gatherings or entertaining guests. The upgraded kitchen is bright and well appointed and features an adjacent utility room and access to a sizeable conservatory.

A shower room accessed from the hall completes the ground floor.

On the upper levels, you'll find three generous double bedrooms, family bathroom with spacious storage cupboard and a separate WC. The fourth bedroom is an excellent sized loft conversion, with velux windows and plenty of eaves storage. This versatile space can serve as a master bedroom, office, or studio.

The property benefits from being equipped with a Hive smart heating system.

## Outside

Offering a peaceful and private retreat, the garden is an impressive 40m meters in length, made up of several zoned areas that provide plenty of space for play, relaxation, or gardening featuring a large shed at the bottom and side access from the drive. The garden is framed by mature trees and shrubs, which enhance the garden's secluded feel.

The block paved driveway at the front is shared just at the entrance with one other property, offering parking space for several vehicles and benefits from an EV charging point.





- Generous Hallway with Parquet Flooring
- Upgraded Kitchen and Utility Room
- Ground Floor Shower Room
- Family Bathroom and Separate WC
- Private 40m Rear Garden
- Two Reception Rooms with Open Fires
- Conservatory
- Three First Floor Double Bedrooms
- Impressive Fourth Bedroom Loft Conversion
- Front Driveway and EV Charger



Linthurst Newtown, Blackwell



Total Approximate Area (excluding eaves): 159.1 sq. m (1,712.53 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.

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.

