



34a Bittell Road, Barnt Green, B45 8LY

£825,000

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

arden
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34a Bittell Road, Barnt Green, B45 8LY

Summary

A charming 1950s property boasting over 2,200 sq. ft of accommodation including two reception rooms, open aspect kitchen/diner, ground floor bedroom with en suite, double garage as well as a wonderful SOUTH EASTERLY rear garden with incredible views over adjoining countryside. A grand 38 meter long gated driveway enhances the property's kerb appeal, making a striking first impression, whether arriving home or welcoming guests. The property is set within the sought after village of Barnt Green within walking distance from local amenities, 'Outstanding' Ofsted rated schooling and train station.

Description

As you enter, you're greeted by a welcoming hallway (with guest WC and several storage cupboards) leading to a spacious living room featuring an inglenook fireplace and dual aspect windows that allow natural light to pour in, creating a warm, inviting atmosphere. Adjacent to the living room, double glazed doors open onto a formal dining room, perfect for entertaining or family meals. At the heart of the home lies a well-appointed kitchen/diner, offering a practical yet stylish space with ample storage, integrated appliances and a cosy breakfast dining area.

On the ground floor, there's a convenient and spacious double bedroom, complete with a modern en suite shower room, offering privacy and comfort for guests or multi-generational living.

Upstairs, there are two generously sized bedrooms and single bedroom/office (all with stunning country views) as well as a family bathroom.





Outside

The true gem of this property is the expansive rear garden featuring a patio, immaculate lawn, planted borders, shed and summerhouse. Facing south east, it benefits from sunshine throughout much of the day, whilst offering serene views of the adjoining countryside – the perfect backdrop for relaxing or outdoor entertaining.

This impressive property boasts a grand entrance with a 38 meter long gated driveway, creating an immediate sense of elegance and privacy as you approach the house.

Location

Barnt Green is a delightful village offering a variety of amenities including local shopping facilities, cafes, two popular gastro pubs (including the Grade II listed 'Victoria Inn'), doctors surgery, two churches, several dentists, train station and 'Outstanding' Ofsted rated St Andrews First School. The property itself is located approximately 0.3 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 11.8 miles away. Further local schooling includes Blackwell First School, Lickey Hills Primary School, Alvechurch First and Middle School, North and South Bromsgrove High as well as Bromsgrove Independent School.





Room Dimensions

Kitchen/Breakfast Room 4.15m (max) x 6.89m (13'7" x 22'7")

Dining Room 3.78m x 4.22m (12'4" x 13'10")

Living Room 5.23m x 4.23m (17'1" x 13'10")

Bedroom 1 4.32m x 3.63m (14'2" x 11'10")

En Suite 2.4m x 1.96m (7'10" x 6'5")

Double Garage 4.92m x 4.86m (16'1" x 15'11")

Bedroom 2 4.38m (max) x 4.22m (14'4" x 13'10")

Bedroom 3 4.36m (max) x 3.64m (14'3" x 11'11")

Bedroom 4/Office 2.31m x 1.93m (7'6" x 6'3")

Bathroom 1.95m x 3.23m (6'4" x 10'7")

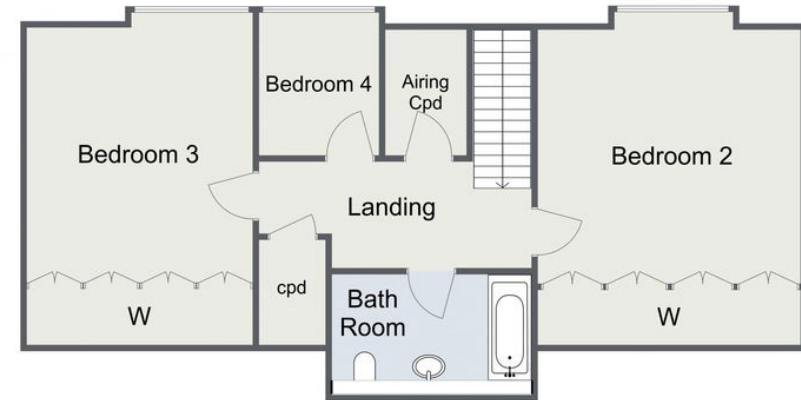


Bittell Road, Barnt Green

Ground Floor



First Floor



Total Approximate Area (Including Garage): 204.7 sq. m (2,203.37 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.

