



248a Old Birmingham Road, Marlbrook, Bromsgrove, B60 1NU

Offers Over £575,000



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Summary

A rare opportunity to purchase an outstanding barn conversion set within a small luxury development within Marlbrook bordering greenbelt land yet less than 2 miles from the centre of Barnt Green village as well as the Midlands motorway network. The sun soaked accommodation boasts flexible living together with an abundance of charming character features as well as an open backed garage and both front and rear gardens.

Description

Originally dating back to around the 1800's and converted in 1998, this outstanding barn conversion offers a perfect blend of rustic charm and modern comfort. The 1,827 sq. ft accommodation features a rear porch leading to a utility room, inviting entrance hallway with guest WC and under stairs storage, dining room, spacious living room with cozy living flame fire and open aspect breakfast kitchen with central island and a range of high quality appliances including a NEFF combi oven, Smeg electric hob, extractor fan and fridge.

The staircase ascends to a superb first floor galleried landing (large enough to accommodate a seating area) providing access to a master bedroom with fitted wardrobes an en suite bathroom, two additional double bedrooms (both with built wardrobes) and modern house bathroom with jacuzzi bath and underfloor heating.

The property is equipped with double glazing and a 2019 combi boiler.





Outside

The block paved driveway at the front continues through double doors into an open backed garage and extends further into the rear garden which borders greenbelt fields and features a patio dining area, lawn, mature conifers and fenced boundaries. The south facing front garden is gated (and could fit another vehicle) which offers further space to sit.

The property is located on an exclusive private development of just a handful of other unique properties. We have been advised there is an ad-hoc arrangement in reference to repair/maintenance of the shared driveway.

Location

Marlbrook is a semi-rural village set within the picturesque Lickey Hills. The property is located within catchment of Lickey Hills Primary School, within 2 miles of Barnt Green village, 3 miles to the market town of Bromsgrove (with both providing a train station) and offers excellent travel links to Birmingham and Worcester with easy access to the M5 (Junction 4) and M42 (Junction 1).



Room Dimensions

Living Room 6.1m x 3.6m (20'0" x 11'9")

Dining Room 2.7m x 4.5m (8'10" x 14'9")

Breakfast Kitchen 6.1m x 4.4m (max) (20'0" x 14'5")

Utility Room 1.64m x 3.41m (5'4" x 11'2")

Entrance Hall 2.55m x 4.5m (8'4" x 14'9")

Open Back Garage 6.15m x 3.46m (20'2" x 11'4")

Galleried Landing 6.23m x 4.51m (20'5" x 14'9")

Bedroom 1 4m x 4.44m (13'1" x 14'6")

En Suite 2.12m x 1.96m (6'11" x 6'5")

Bedroom 2 3.51m (max) x 3.63m (11'6" x 11'10")

Bedroom 3 2.59m x 3.63m (8'5" x 11'10")

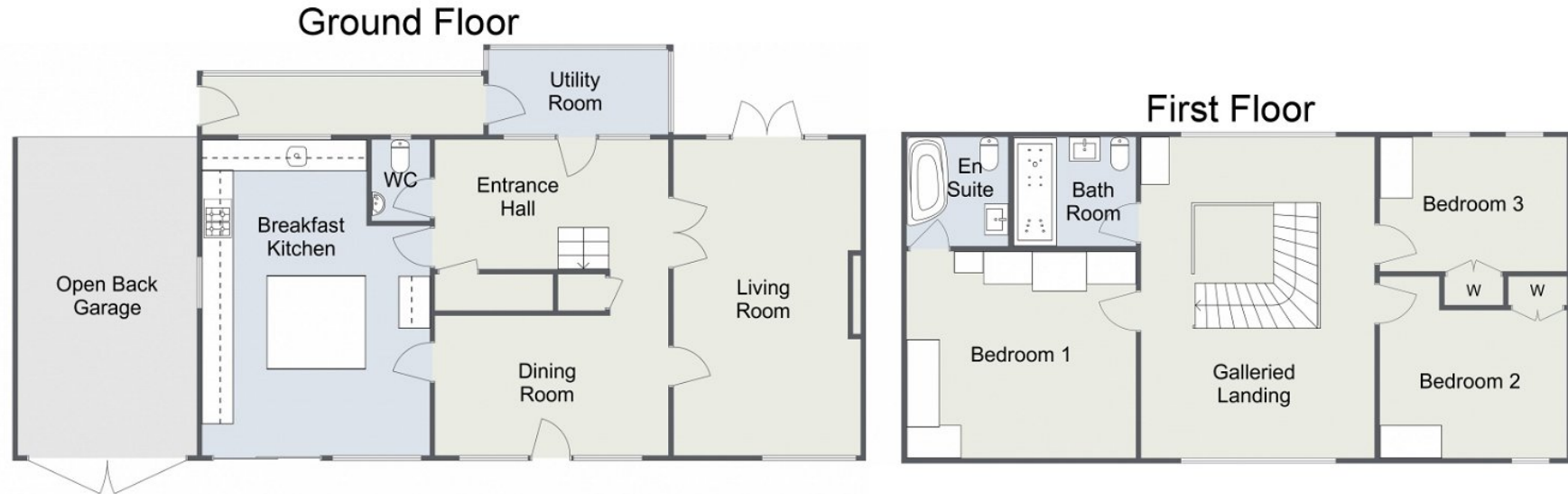
Bathroom 2.11m x 2.32m (6'11" x 7'7")

EPC: C

Council Tax Band: G



Ground Floor



Total Approximate Area (Excluding Open Back Garage): 169.8 sq. m (1,827.71 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.

