





**The Field House, Wasthill Lane, Birmingham, B38 9ES**  
Offers Over £995,000

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## Description

Step into this impressive home, where spaciousness and natural light combine to create an inviting atmosphere. The huge entrance hall is a grand and welcoming space that sets the tone for the rest of the house. From here, you'll be drawn into the heart of the home, the kitchen/dining room - a sociable and practical space designed for modern living. Ideal for family meals or hosting guests, the room benefits from an adjacent utility room/prep kitchen as well as a guest WC.

The large, bright lounge is a standout feature, boasting generous proportions and an abundance of natural light streaming through its expansive sliding glazed doors. The property also includes two further reception rooms, providing versatile spaces that can be tailored to suit your lifestyle. One includes an adjoining room which was previously an en suite and could be reinstated.

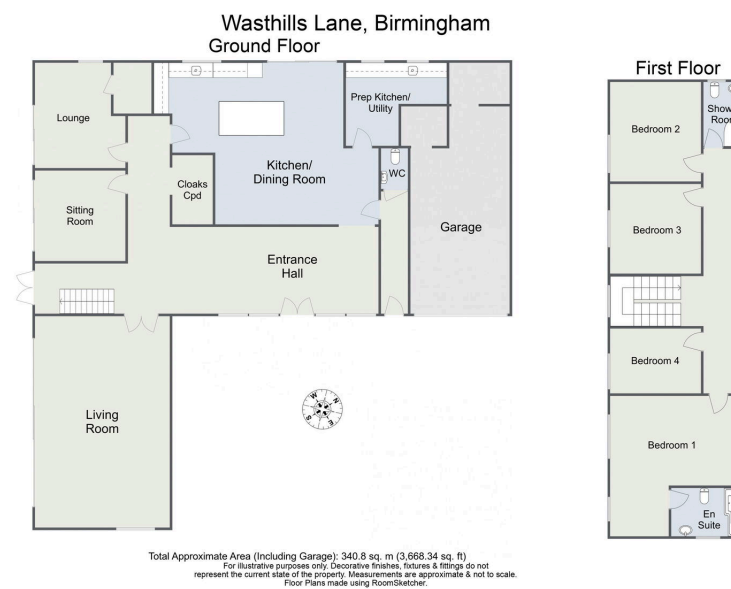
There are four well proportioned bedrooms on the first floor and a family shower room, with the primary bedroom boasting an en-suite facility.

The property benefits from permitted development rights - see plans uploaded in photos.

## Outside

Nestled in a serene and private location, the magnificent garden spans an impressive 1.83 acres (approx.) dotted throughout with mature trees. The grounds are predominantly laid to a lawn, providing a vast, open expanse ideal for outdoor activities, entertaining, or simply basking in the beauty of the outdoors. Access to the property is through a gated driveway, ensuring privacy and exclusivity. The driveway gracefully sweeps towards the front of the house, creating a grand approach and sets a picturesque scene, culminating in a welcoming view of the residence.





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.



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