



28a Station Road, Blackwell, B60 1PZ

£1,175,000

The logo for Arden Estate Agents, featuring 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.

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It's who  
you move  
with.

## 28a Station Road, Blackwell, B60 1PZ

Introducing 'New Station House', a state-of-the-art home built in 2020 characterised by its striking glass front, revolutionising the concept of modern living. The impressive 3,667 sq. ft accommodation offers three spacious reception rooms, vast open plan kitchen/dining/family room, three en suites, double garage and opportunity to finish the top floor bedroom to a personal design preference. The property lies in a peaceful location within the sought after village of Blackwell just a stone's throw from a renowned Golf Club and 1.6 miles from central Barnt Green.

### Description

As you step inside, you are greeted by an expansive foyer that serves as an introduction to the luxurious spaces beyond. The towering double height, floor-to-ceiling glass panels of the entrance allows an abundance of natural light to flood the interior, creating a bright and open atmosphere. The glass front serves not only as a visual spectacle but also as a functional element, providing delightful views of the surrounding area. Under stairs storage is available within the hall as well as access to a guest WC.

There are two front reception rooms of generous proportions (currently utilised as a living room and separate office with walk in storage cupboard), a superb open plan kitchen/dining/family room, utility room and sitting room with garden access. The luxury kitchen seamlessly merges functionality with sophistication with the island acting as a central hub for both food preparation and socialising. The room is also large enough to accommodate both a formal dining space as well as a family lounge area complete with a roof window and bi-folding doors, connecting the whole space to the outdoor entertaining patio. Sleekly blending into the cabinetry, the high end SIEMENS appliances include a double oven, microwave and steamer, electric induction hob, gas wok burner and dishwasher.





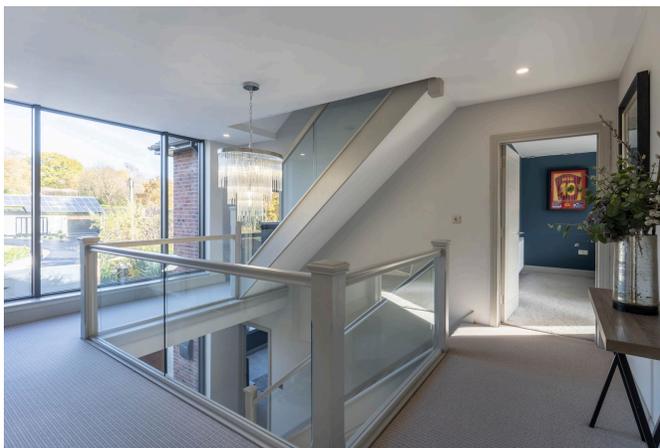
The first floor galleried landing is adorned with a stunning glass balustrade and provides a view of both the lower and first floor levels, fostering a sense of grandeur and connection between the spaces. The sumptuous master bedroom features bi-folding doors leading to a flat roof area and is also equipped with an imposing en suite bathroom. A similar designed double bedroom is located on the opposite side of the landing (also featuring bi-folding doors) with fitted wardrobes and access to an en suite shower room (shared with bedroom 4). A further spacious double bedroom with en suite shower room completes the first floor.

The top floor is an immense space which is currently a blank canvas, perfect for someone to 'put their own stamp on'. The fifth bedroom has been part plastered and features a walk in wardrobe, plumbing for an en suite, three large windows to enjoy the outward views and plenty of loft storage space.

### **Outside**

Externally, the property enjoys a landscaped SOUTH WESTERLY rear garden with paved patio, immaculate lawn, shed, planted borders, young trees and fenced boundaries. At the front, the residence is set behind electronic security gates opening onto a driveway suitable for multiple vehicles as well as access into a separate double garage with electric door.

The property is equipped with CCTV.





## Room Dimensions

Living Room 4.37m (into bay) x 3.92m (14'4" x 12'10")

Office 2.96m x 4m (max) (9'8" x 13'1")

Sitting Room 6.56m x 3.97m (21'6" x 13'0")

Kitchen/Dining/Family Room 6.56m x 7.74m (21'6" x 25'4")

Utility Room 1.79m x 3.93m (5'10" x 12'10")

Entrance Hall 4.03m x 3.72m (13'2" x 12'2")

WC 1.51m x 1.92m (max) (4'11" x 6'3")

Double Garage 6.23m x 5.36m (20'5" x 17'7")

Bedroom 1 5.7m (max) x 3.92m (18'8" x 12'10")

En Suite 2.97m x 3.81m (9'8" x 12'6")

Bedroom 2 4.09m x 3.92m (13'5" x 12'10")

En Suite 1.37m x 2.37m (4'5" x 7'9")

Bedroom 3 4.14m x 4m (13'6" x 13'1")

Bedroom 4 2.97m x 4m (9'8" x 13'1")

En Suite 1.84m x 2.89m (6'0" x 9'5")

Bedroom 5 (Incomplete) 5.33m (max) x 11.78m (17'5" x 38'7")

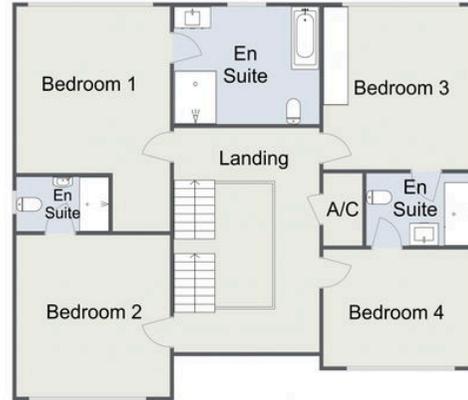


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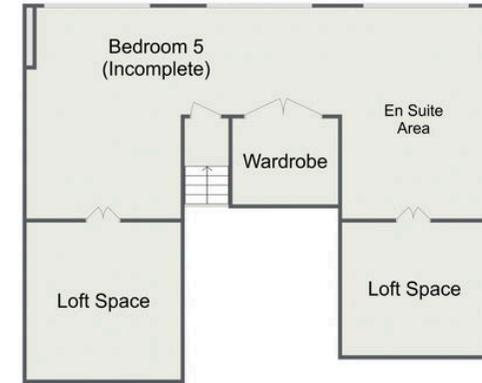
## Ground Floor



## First Floor



## Second Floor



Total Approximate Area (Excluding Loft Storage and Garage): 307.9 sq. m (3,314.20 sq. ft)  
Total Approximate Area (Excluding Loft Storage, Including Garage): 340.7 sq. m (3,667.26 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.



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