



7e Twatling Road, Barnt Green

Birmingham

£1,350,000

7e Twatling Road

Barnt Green, Birmingham

An exceptional detached residence extending to over 2,600 sq ft, comprehensively transformed from its early 2000s origins through an extensive programme of remodelling, upgrading and extension, resulting in an interior that is now virtually unrecognisable from its original form. Designed with modern living in mind, the heart of the home is a magnificent open plan kitchen, dining and family space, perfectly suited to entertaining, with expansive bi-folding doors opening seamlessly onto the garden. Complemented by a generous separate lounge, dedicated office, utility room and three well appointed bathrooms, the accommodation is both versatile and luxurious. The wrap around South East to South Westerly garden offers a high degree of privacy, with an outstanding decked terrace ideal for al fresco dining and social gatherings. Further potential exists to expand into the loft (subject to the necessary consents), while the property itself is discreetly positioned behind electronic gates just 0.8 miles from the centre of Barnt Green.

Council Tax band: G

Tenure: Freehold

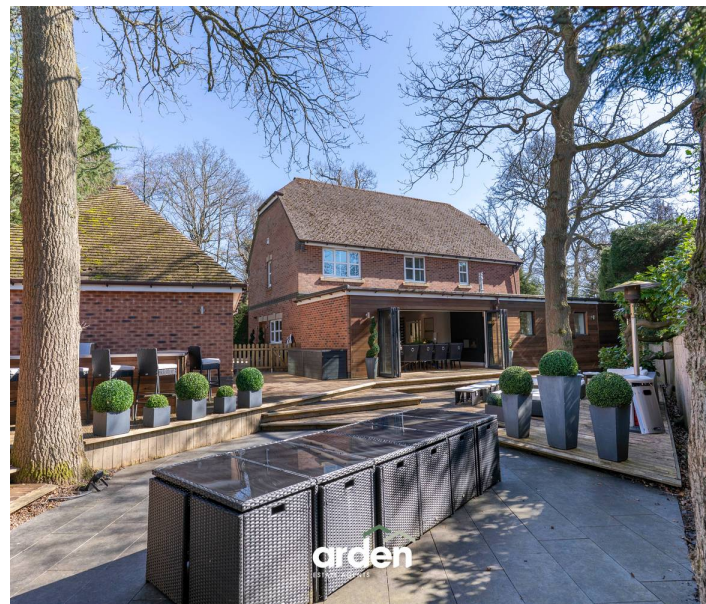
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Exceptional detached residence over 2,600 sq ft, extended and extensively remodelled and upgraded
- Stunning open plan kitchen/dining room with quartz worktops, feature island and expansive bi-folding doors to the garden
- Multiple reception spaces including a generous living room, separate sitting room and dedicated

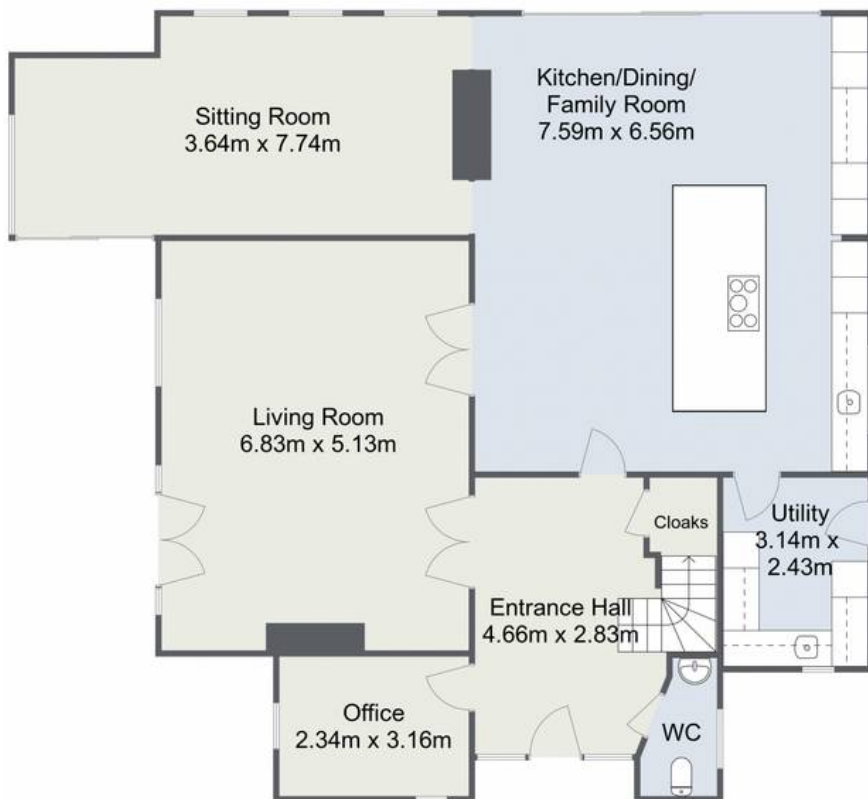
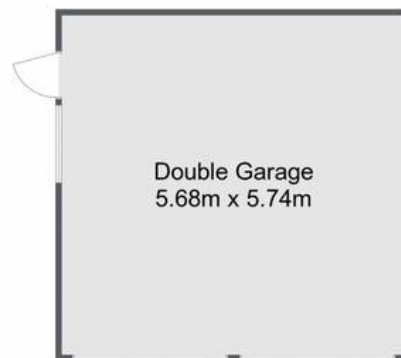




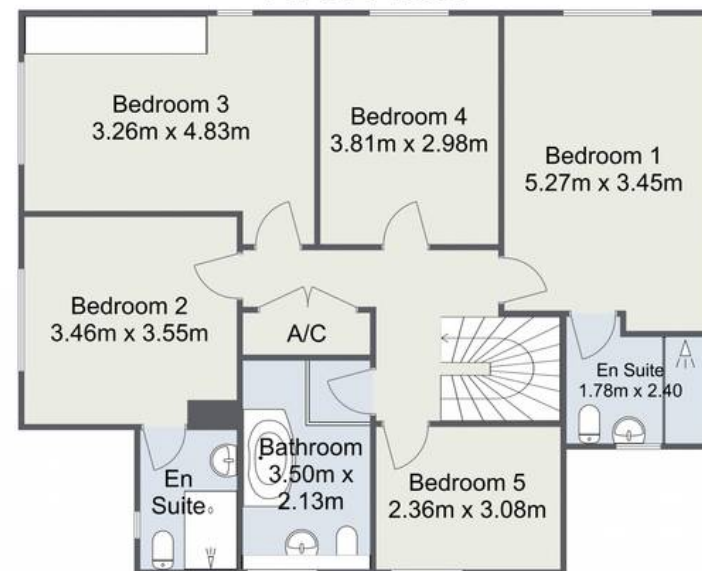


Twatling Road, Barnt Green

Ground Floor



First Floor



Total Approximate Area (Excluding Double Garage):
243.6 sq. m (2,622.08 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.



Arden Estates

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