



**76a Bittell Road, Barnt Green, B45 8LY | £275,000**  
Two Bedroom Bungalow with Countryside Views

**Summary:**

A modern two bedroom bungalow located within close proximity to Barnt Green village with views over open countryside.

**Description:**

The accommodation briefly comprises: Enclosed porch, open plan living room and kitchen with vaulted ceiling, bi-folding doors onto the garden and integrated fridge, freezer, oven, hob and extractor fan, steps to upper split level, shower room with rainfall shower head, double bedroom with walk through dressing room and second bedroom. The property is equipped with a gas combi boiler, outdoor lighting and alarm system.

**Outside:**

Externally, the property features a low maintenance south westerly patio garden with canopy off the living room - ideal for al fresco dining with views across beautiful open countryside. Parking includes a gravelled driveway providing off road parking for several vehicles.

**Location:**

Barnt Green is a delightful village with local shopping facilities, doctor's surgery, two churches, dentist, local school and train station. There are many sporting facilities including a cricket club, the renowned Blackwell Golf Club, sailing and many other clubs and societies. There is easy access to M5/M42 motorway links, Birmingham Airport and Birmingham City Centre is approximately twelve miles away.



**Room Dimensions:**

**Living Room:**

15' 5" x 13' 2" (4.72m x 4.02m)

**Kitchen:**

5' 10" x 6' 2" (1.80m x 1.89m)

**Bedroom One:**

13' 0" x 7' 11" (3.98m x 2.42m)

**Dressing Room:**

7' 6" x 7' 11" (2.30m x 2.42m)

**Bedroom Two:**

15' 7" x 6' 3" (4.77m x 1.93m)

**Shower Room:**

3' 10" x 8' 2" (1.18m x 2.51m)

**EPC:** C

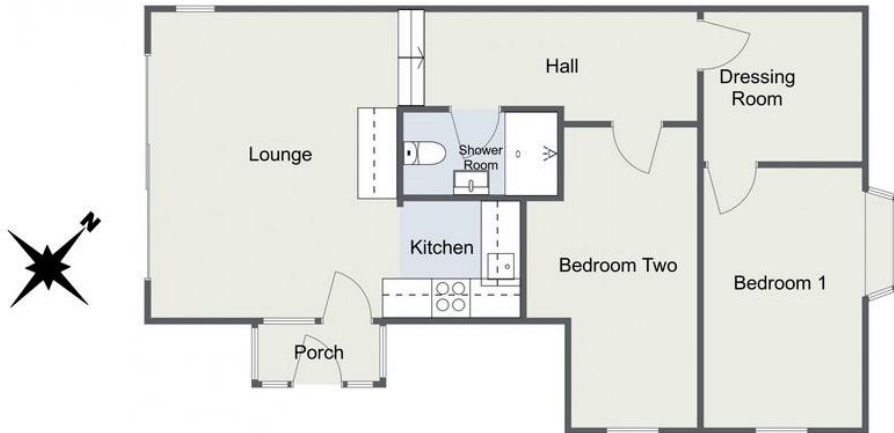
**Council Tax Band:** D

**Tenure:** Freehold

For more information on 76a Bittell Road or to arrange a viewing, please call the Barnt Green Office on 0121 447 8300



## Bungalow



Total Approximate Area: 62 sq. m (667 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.

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