



**32 Linthurst
Newtown**

BLACKWELL

£750,000



Four Bedroom Detached Period Property

Description.

An exceptional four bedroom period property boasting an abundance of original features and generous accommodation including three reception rooms, open plan kitchen/diner, sumptuous master bedroom, elegant bathroom and en suite, garage and a delightful private south facing rear garden, located in the sought after village of Blackwell.

The characterful accommodation comprises: Entrance hall with quarry tile floor and a new stained glass front door with smart lock, guest cloakroom, lounge with beautiful original fireplace and parquet flooring, reception room with wood burning stove, open plan kitchen/dining room with useful walk in pantry/utility and access to a delightful garden room with living flame gas fire.

The first floor features an exquisite double bedroom with fitted wardrobes and a recently renovated en suite shower room, three additional bedrooms and an elegant refurbished family bathroom with roll top bath and separate shower cubicle.

Several rooms within the house enjoy stunning stained glass windows and new windows have recently been installed at the front.

Externally, the property features an attractive private rear garden with an al fresco dining patio area, abundance of shrubs and mature trees, generous lawn, hedged boundaries and shed. The driveway at the front provides parking for multiple vehicles, entry into the garage as well as an electric vehicle charging point.

Location: Located between the village of Barnt Green and the market town of Bromsgrove, the delightful and highly regarded community of Blackwell provides a range of local amenities including local convenience store, St Catherine's Church, Blackwell Members Club and the renowned Blackwell Golf Club. Barnt Green and Bromsgrove provide a more extensive array of facilities including train stations, health clubs, schools, shops and a range of leisure amenities. Local schools include Blackwell First School, Lickey End First School (both with 'Outstanding' Ofsted Status), Alvechurch Middle School, North and South Bromsgrove High as well as Bromsgrove Independent School.



Room Dimensions

Lounge: 21' 5" (max) x 13' 6" (max) (6.55m x 4.14m)

Reception Room: 11' 3" (into bay x 11' 6" (max) (3.43m x 3.52m)

Garden Room: 16' 2" x 10' 4" (4.94m x 3.16m)

Kitchen/Diner: 16' 5" x 17' 5" (max) (5.01m x 5.31m)

Garage: 18' 8" x 8' 11" (max) (5.69m x 2.73m)

Stairs To First Floor Landing

Bedroom One: 14' 1" x 11' 3" (4.31m x 3.43m)

En Suite: 4' 11" x 11' 3" (1.52m x 3.43m)

Bedroom Two: 18' 3" x 8' 9" (5.58m x 2.68m)

Bedroom Three: 8' 11" x 10' 4" (2.72m x 3.16m)

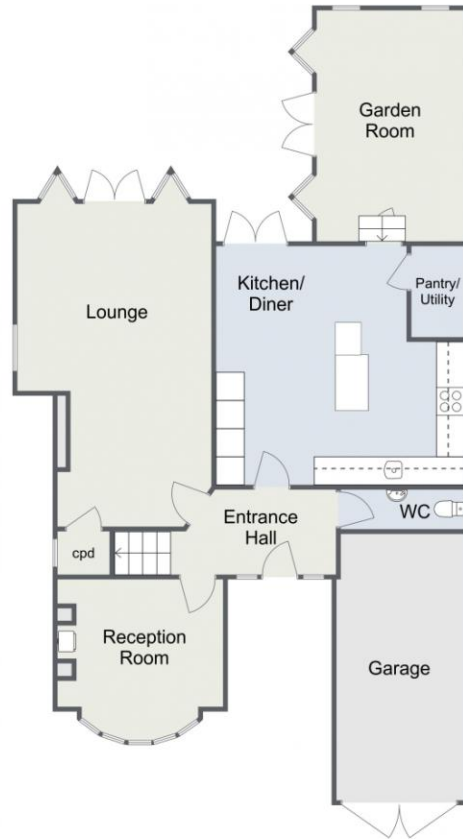
Bedroom Four: 10' 1" x 8' 1" (3.08m x 2.47m)

Bathroom: 10' 1" (max) x 8' 3" (max) (3.09m x 2.54m)



Linthurst Newtown, Blackwell

Ground Floor



First Floor



Total Approximate Area (Including Garage): 179.6 sq. m (1,933.19 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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EPC: D

COUNCIL TAX BAND: F

TENURE: Freehold

For more information on this house or to arrange a viewing please call the Barnt Green office on:

0121 447 8300

Alternatively, you can scan below to view all of the details of this property online.



67 Hewell Road
Barnt Green
Birmingham
West Midlands
B45 8NL