



**CHARLES HOWELL**  
ESTATE AGENTS

24a Twatling Road  
Barnt Green, B45 8HT



# 24a Twatling Road

Barnt Green, B45 8HT

Bromsgrove 4 miles – Birmingham 11 miles - Worcester 19.5 miles – London 118 miles (All mileages approx.)

## **INDIVIDUALLY DESIGNED REFURBISHED CONTEMPORARY FIVE BEDROOM (FIVE EN-SUITE) HOME OFFERING FLEXIBLE ACCOMMODATION IN A PRIVATE SETTING**

- ✚ Impressive Entrance Hallway With Wood Flooring & Feature Stainless Steel Electronic Access To Loft Space
- ✚ Cloakroom, Cloaks Cupboard
- ✚ Stunning Open Plan Kitchen With Breakfast Bar & Dining Area
- ✚ Laundry
- ✚ Bright Spacious Lounge With Wood Flooring, Feature Inset Fire & Contemporary Glazed Wall & Doors
- ✚ Generous Orangery With Glazed Vaulted Ceiling, Bi-Fold Doors To Patio & Elevated Balcony Overlooking Gardens
- ✚ Frosted Glass Wall & Doors To Main Bedroom Section Of The House
- ✚ Principal Guest Bedroom With En-Suite, Fitted Wardrobe & Doors To Balcony
- ✚ Two Further Double Bedrooms With Fitted Wardrobes & Glazed En-Suite Pods
- ✚ Master Suite With Fitted Wardrobes, Stairs To Exquisite En-Suite Bathroom
- ✚ To The Lower Floor A Games Room With Wood Flooring, Full Size Snooker Table & Bi-Fold Doors To Garden
- ✚ Cinema Room, Study, Second Kitchen, Double Bedroom With En-suite (For Independent Living)
- ✚ Beautifully Established Gardens & Patio Area
- ✚ Garaging & Off Road Parking With Electronically Gated Access
- ✚ CCTV, Shutters, Underfloor Heating, Double Glazing & Recently Fitted Heating System
- ✚ EPC=D



## **LOCATION**

Lying to the South West of Birmingham City centre, the village of Barnt Green has justifiably proved popular with aspiring home owners over many years. The village provides an enviable range of amenities including a broad range of local shops, schooling across the various age groups (including the renowned Bromsgrove School set close at hand in Bromsgrove itself), medical and dental facilities. Barnt Green is well positioned for access onto the nearby motorway network with excellent onward connections and also enjoys a good rail service into Birmingham and Worcester city centres. Local leisure facilities abound, including the acclaimed Lickey Hills and a variety of cricket, squash, golf and sailing clubs.

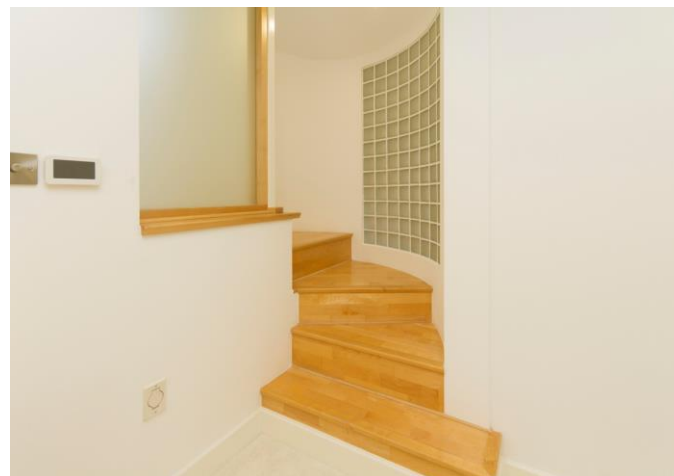




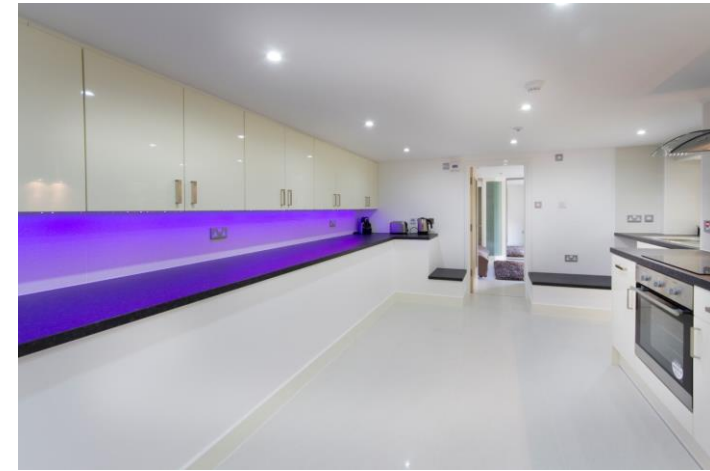
## DESCRIPTION

24A Twatling Road, is a substantial detached home which has been extended and improved to create a stunningly appointed 5 bedroom property, offering flexible accommodation and being located on one of Barnt Green's most sought after roads.

The property benefits from double glazing and underfloor heating to the ground floor and the ultra-modern accommodation includes: Impressive entrance hallway with wood flooring, cloakroom, cloaks cupboard, feature stainless steel ceiling access to loft area, extremely spacious lounge with wood flooring and glazed doors to an impressive orangery overlooking the gardens, generous open plan kitchen/dining room with laundry room off. A corridor leads to the principal guest bedroom with its own balcony and en suite which is accessed through ultra-modern glass doors, two further double bedrooms both with luxury en suites and a very spacious master bedroom with separate private staircase to an impressive Villeroy & Bosch bathroom with built in TV. To the lower ground floor is an enormous games/snooker room with bar, separate cinema room, a private study, well equipped kitchen, separate bedroom and en suite which also has a separate entrance making it an ideal independent living space or guest suite. Externally the property is approached through double gates and down a long private drive with a double garage and off road parking for several cars. To the side and rear of the property are good sized lush and established private gardens.







**Directions:** From our Barnt Green Office, continue along Hewell Road, under the railway bridge and immediately turning right into Hewell Lane. At the 'T' junction with Fiery Hill Road turn left and continue until reaching the grass triangle in the road. Turn right onto Twatling Road and continue for 0.3 miles. Pass Pinfield Drive on your right, the driveway leading to the property is the second on the right as indicated by our For Sale board No.24A will be found at the end of the lane.

**Fixtures and Fittings:** Only those items expressly mentioned in the sales particulars will be included in the sale price.

**Tenure:** Our client advises us that the property is Freehold but prospective purchasers are advised to consult their solicitors for verification.

**Local Authority:** Bromsgrove District Council

**Viewing:** By prior appointment only with Charles Howell Estate Agents on 0121 445 2050

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Bromsgrove  
Tel: 01527 572020



Email: [info@charleshowell.co.uk](mailto:info@charleshowell.co.uk) [www.charleshowell.co.uk](http://www.charleshowell.co.uk)

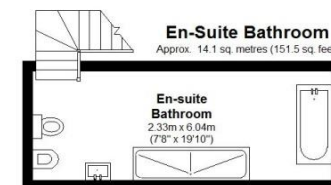


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These particulars are not to form part of a sale contract and may be subject to errors and/or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise to their correctness. All fixtures and fittings, chattels and other items not mentioned, are specifically excluded unless otherwise agreed within the sale contract documentation or left in situ and gratis upon completion. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/building regulations' status, estimated square footage, or the availability/operation of services and/or appliances. The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, any other issues or planning/building regulations' matters which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase.







Total area: approx. 448.2 sq. metres (4824.1 sq. feet)

For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

24a Twatling Road, Barnt Green