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Allan Morris

estate agents



Plot 4, 59A Twatling Road, Barnt Green, B45 8HS

A luxury detached family home of approx. 2,900sqft (including garage) in a large private plot.



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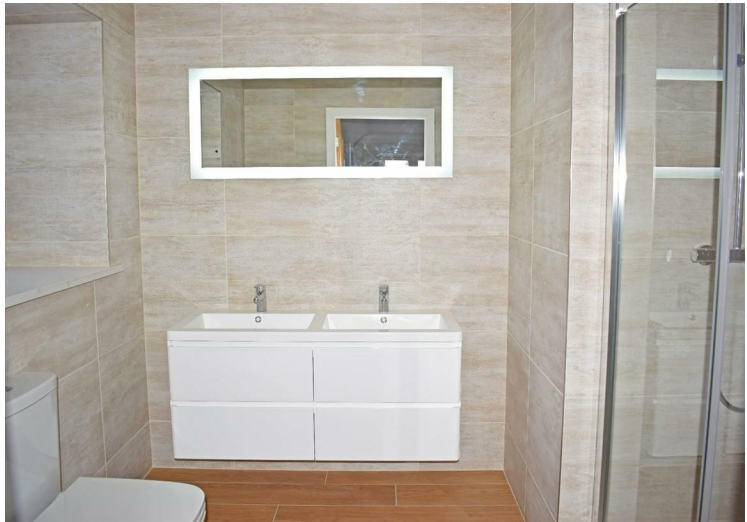


Price £825,000

0121 445 5209

barntgreen@allan-morris.co.uk
87a Hewell Road, Barnt Green, B45 8NL

allan-morris.co.uk



GENERAL INFORMATION

TENURE

The vendor advises us that the property is FREEHOLD. Allan Morris & Peace Limited would stress that they have not checked the legal documentation to verify the status of the property and would advise the buyer to obtain verification from their solicitor.

COUNCIL TAX BAND: tbc
(Bromsgrove District Council)

ENERGY PERFORMANCE CERTIFICATE BAND: tbc

DIRECTIONS

From the agent's Barnt Green office, turn left into Hewll Road, proceed under the bridge and turn right into Hewell Lane. At the top of the road turn left into Fiery Hill Road, then turn right at the staggered crossroads into Twatling Road, where the property will be found towards the top of the road on the left, as indicated by the agent's 'for sale' board.

AMPN:0594/D2

Plot 4
59A Twatling Road
Barnt Green
Worcestershire
B45 8HS

GENERAL DESCRIPTION

This luxury detached family home is one of four bespoke detached family homes, newly built by Carl Douglas Contracts Ltd to a high specification and under a ten year building warranty. Situated on the outskirts of the desirable village of Barnt Green, convenient for commuting to Birmingham, the national motorway network, railway station and the facilities of the village, Bromsgrove, Longbridge and Birmingham Great Park.

The property comprises a large private plot, with PVC double glazing, gas-fired central heating (underfloor on the ground floor), CAT 6 cabling and a total floor area of approximately 2,900sqft (including integral garage of 350sqft). The well appointed and flexible accommodation briefly comprises:

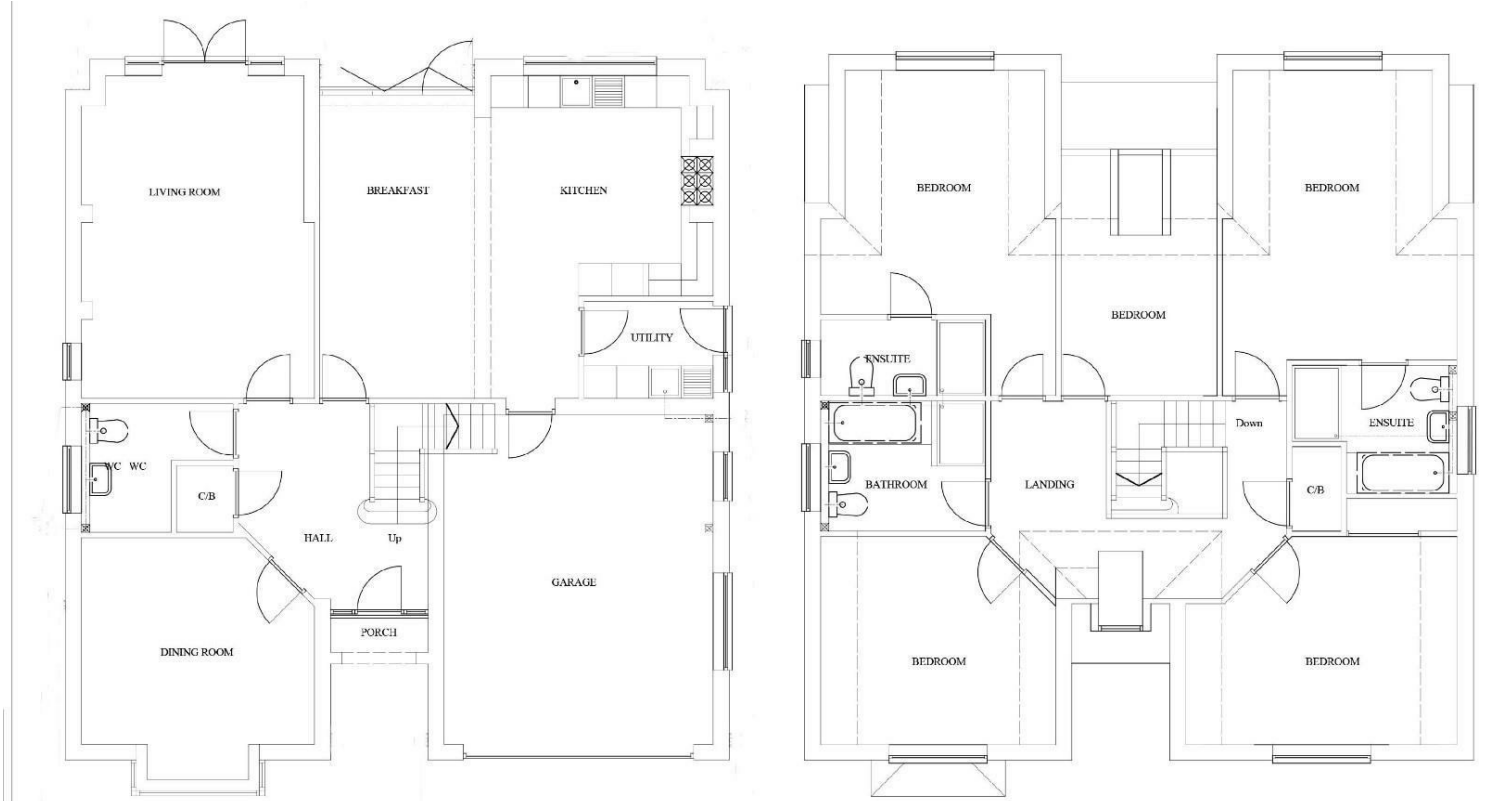
GROUND FLOOR

A large reception hallway with fitted cloakroom off; lounge; dining room; fitted kitchen & family room; and utility room.

FIRST FLOOR

A semi-galleried landing; five double bedrooms with built-in wardrobes; two en-suite shower rooms; and a family bathroom.

In addition, the property benefits from an integral double garage with tiled flooring, off-road parking for upto six cars and good sized private rear gardens of approximately 67ft by 46ft with a lovely westerly aspect. Fitted satellite dish and digital t.v. aerial.



GF PLAN PLOT FOUR

FF PLAN PLOT FOUR

Viewing is strictly by prior appointment via:
Allan Morris, 87A Hewell Rd, Barnt Green, B45 8NL
Telephone: 0121 445 5209 or Email: barntgreen@allan-morris.co.uk

IMPORTANT INFORMATION

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property.

MEASUREMENTS - Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully.

FIXTURES AND FITTINGS - Only those items specifically mentioned in these details are included in the sale price.

SERVICES - The mention of any services and/or appliances does NOT imply their full and efficient working order, as they have NOT been tested by Allan Morris.

Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these details.

We reserve the right to check the identity of vendors and purchasers to comply with money laundering regulations.

LETTINGS If you would like to rent your property out, or alternatively rent a property from us, contact our Letting Department on 01905 770400.

VIEWING - By appointment with Barnt Green office at 87a Hewell Road, or telephone **0121 445 5209**.

Open Monday to Friday 9.00am to 5.30pm and Saturdays 9.00am to 4.00pm.



An open porch with two inset spotlights and a double glazed front door opening to the RECEPTION HALL 12'6" x 12'0" (3.81m x 3.66m) (Measurements include stairs) having a staircase leading to the first floor, understairs cupboard, tiled flooring with underfloor heating, doors to lounge, dining room and fitted kitchen & family room, built-in cloaks cupboard, ornate ceiling coving, two ceiling light points and a door to:

FITTED CLOAKROOM 7'10" x 4'4" < 8'1" (2.39m x 1.32m < 2.46m)

(Measurements include suite) having a white low flush w/c and pedestal wash hand basin. Part tiled walls, tiled flooring with underfloor heating, an opaque double glazed window, extractor fan and three inset ceiling spotlights.

LOUNGE 20'0" x 13'3" < 13'11" (6.10m x 4.04m < 4.24m)

(Measurements include recesses) having a contemporary slate chimney breast with an inset gas fire, double glazed window to side, double glazed window with twin French doors opening to the rear garden, tiled flooring with underfloor heating, t.v. aerial point, CAT 6 cable point, telephone point, ornate ceiling cornicing and two ceiling light points.

DINING ROOM 13'11" x 12'3" < 14'6" (4.24m x 3.73m < 4.42m)

(Measurements include bay) having a double glazed bay window to front, tiled flooring with underfloor heating, t.v. aerial point, CAT 6 cable point, ornate ceiling coving and a ceiling light point.

FITTED KITCHEN & FAMILY ROOM 24'4" x 13'3" < 18'2" (7.42m x 4.04m < 5.54m)

(Measurements include units & recesses) having an extensive range of base and wall units with soft close cupboards and drawers and having granite worktop surfaces, a double 'Belfast' sink, kettle tap, integrated dishwasher, bin store, full height fridge and full height freezer. Two built-in electric ovens, wine cooler and a five ring induction hob. Tiled flooring with underfloor heating, double glazed window with granite sill to rear, double glazed bi-fold doors opening to the rear garden, t.v. aerial point, CAT 6 cable point, ornate ceiling coving, two ceiling light points, ten inset ceiling spotlights and a door to:

UTILITY ROOM 7'9" x 5'8" (2.36m x 1.73m)

(Measurements include units) having a range of base and wall units matching the kitchen, with granite work top surface, inset one and a half bowl sink, recesses for washing machine and tumble dryer. Tiled flooring with underfloor heating, double glazed window to side, double glazed door to side, extractor fan and two inset ceiling spotlights.

From the hall, the stairs with balustrade lead up to the FIRST FLOOR SEMI-GALLERIED LANDING 17'8" x 11'9" (5.36m x 3.58m) (Measurements include staiwell) having a double glazed roof window to front, radiator, built-in airing cupboard, ornate ceiling coving, chandelier light point with ornate ceiling rose and an access hatch with pull-down ladder to the loft with a light point.

BEDROOM ONE 17'4" < 19'4" x 10'2" < 13'10" (5.28m < 5.89m x 3.10m < 4.22m)

(Measurements include wardrobe and recesses) having a built-in wardrobe with automatic light, shelving and hanging rail, built-in cupboard with fitted shelving, double glazed window to rear, radiator, t.v. aerial point, CAT 6 cable point, ornate ceiling coving, two ceiling light points and a door to:

EN-SUITE SHOWER ROOM 7'7" x 5'8" < 8'11" (2.31m x 1.73m < 2.72m)

(Measurements include suite) having a white suite comprising: A low flush w/c; twin wash hand basins in a unit with storage drawers and a lit vanity mirror over; and a large recessed shower cubicle. Tiled walls, tiled flooring with electric under tile warming, opaque double glazed window to side, chrome towel rail radiator, extractor fan and three inset ceiling spotlights.

BEDROOM TWO 14'4" < 19'4" x 10'2" < 13'10" (4.37m < 5.89m x 3.10m < 4.22m)

(Measurements include wardrobe & recesses) having a built-in wardrobe with automatic light, shelving and hanging rail, built-in cupboard with fitted shelving, double glazed window to rear, radiator, t.v. aerial point, CAT 6 cable point, ornate ceiling coving, a ceiling light point, an inset ceiling spotlight and a door to:

EN-SUITE SHOWER ROOM 9'3" x 4'6" (2.82m x 1.37m)

(Measurements include suite) having a white suite comprising: A low flush w/c; wash hand basin in a unit with storage drawer and a lit vanity mirror over; and a large shower cubicle. Tiled walls, tiled flooring with electric under tile warming, opaque double glazed window to side, chrome towel rail radiator, extractor fan and three inset ceiling spotlights.

BEDROOM THREE 16'1" x 12'5" < 14'9" (4.90m x 3.78m < 4.50m)

(Measurements include wardrobe) having a built-in wardrobe with automatic light, shelf and hanging rail, double glazed window to front, radiator, t.v. aerial point, CAT 6 cable point, ornate ceiling coving and a ceiling light point.

BEDROOM FOUR 13'11" x 10'1" < 12'5" (4.24m x 3.07m < 3.78m)

(Measurements include wardrobe) having a built-in wardrobe with automatic light, shelf and hanging rail, double glazed window to front, radiator, t.v. aerial point, CAT 6 cable point, ornate ceiling coving and a ceiling light point.

BEDROOM FIVE 10'8" < 14'9" x 9'5" < 10'5" (3.25m < 4.50m x 2.87m < 3.18m)

(Measurements include wardrobe & recesses) having a built-in wardrobe with automatic light, shelf and hanging rail, double glazed dormer window to rear, radiator, t.v. aerial point CAT 6 cable point, ornate ceiling coving and a ceiling light point.

FAMILY BATHROOM 8'11" x 7'9" (2.72m x 2.36m)

(Measurements include suite) having a white suite comprising: A low flush w/c; wash hand basin in a unit with storage drawer and a lit vanity mirror over; panelled bath; and a recessed shower cubicle. Tiled walls, tiled flooring with electric under tile warming, opaque double glazed window, chrome towel rail radiator, extractor fan and six inset ceiling spotlights.

OUTSIDE

INTEGRAL DOUBLE GARAGE 21'2" x 16'1" (6.45m x 4.90m)

(Measuremnts include stairs) (Door width 14'0" 4.27m) having a remote controlled up-and-over door to front, tiled flooring, door to kitchen, double glazed door to side, double glazed window to side, wall mounted gas-fired bolier, light and power points.

To the front, the house and garage are approached from the shared private driveway over a blocked paved drive providing off-road parking for up to six cars. There is an underground rainwater storage tank with pump and outside tap.

GARDENS

(Front) The house stands behind a landscaped front gardens and there are lit pathways along both side to the rear garden.

(Rear) The property benefits from a good sized private garden (Approximately 67ft x 46ft) with a lovely westerly aspect and comprising: A walled and paved patio with lighting across the rear of the house and steps leading up to the lawn beyond with a screening of trees to the rear.