

wardrobes, carpeted, power points, access to ensuite.

ENSUITE

'Porcelonsa' wall tiling, under floor heating, recessed ceiling lights, floating vanity unit, low level WC, shower cubicle, bidet, heated towel rail.

BEDROOM THREE

Double glazed windows with rear aspect, radiator, fitted wardrobes, carpeted, power points, access to ensuite.

ENSUITE

Shower cubicle, low level WC, floating vanity unit, bidet, heated towel rail, tiling with under floor heating.

BEDROOM FOUR

Rear facing double glazed window with garden aspect, fitted wardrobes, carpeted, access to ensuite, power points.

ENSUITE

Matching suite including P-shaped bath, low level WC, bidet and floating vanity unit, recessed ceiling spot lights, under floor heating.

BEDROOM SEVEN/STUDY

Front facing double glazed window, radiator, recessed ceiling spots, carpeted, power points, built in storage/study area.

ANNEX LANDING

Recessed ceiling spots, doors to two bedrooms, bathroom and kitchen, double glazed window with side aspect, telephone point, radiator, loft access.

BEDROOM FIVE

Double glazed windows with rear aspect, radiator, carpeted, power points, currently used as annex living room.

BEDROOM SIX

Double glazed windows with rear aspect, radiator, fitted wardrobes, carpeted, power points.

BATHROOM

Matching modern suite of shower, bath, low level WC and bidet, recessed ceiling spot lights, double glazed window, floating vanity unit, heated towel rail.

ANNEXE KITCHEN

Range of wall and base mounted units, front facing double glazed window, roll work tops surfaces with stainless steel sink and mixer tap above, four ring electric hob, with oven, power points, radiator, tiled floor.

CORRIDOR LANDING/STORAGE

Step access to swimming pool, eaves and roof storage (part boarded), roof terrace and dressing room. Ceiling flush lights, double glazed window with garden aspect.

EXTERNAL

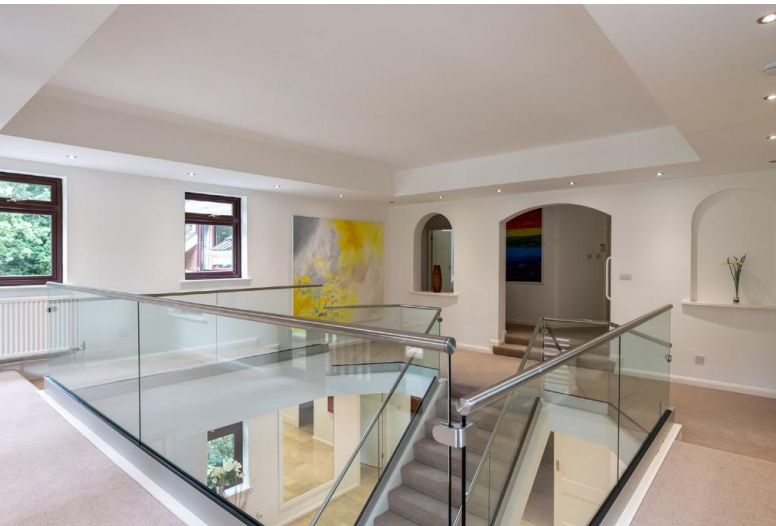
Garden well maintained, predominantly laid to lawn to rear and side, with established trees and shrubbery to borders, central summer house with power supply.



The Laurels Dunedin Drive
Barnt Green, B45 8HZ

- Six/Seven bedroom detached House
- Gated driveway with triple garage
- Swimming pool
- Five bath/shower rooms

£2,250,000



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to redcheck the measurements

9, The Laurels Dunedin Drive, Barnt Green, B45 8HZ



Property Description

PROPERTY

A stunning and spacious six/seven bedroom detached residence in one of the regions most exclusive locations. A gated sweeping driveway leads in to private grounds believed almost an acre in size. The contemporary and luxurious accommodation totals over 8000 sq ft, including Five bath/shower rooms, elegant entrance hall and gallery landing, welcoming living room, dining room, conservatory, media/cinema room, multifunctional family room and the rare bonus of not only a swimming pool but also home gym room and shower/changing rooms making for a home leisure "complex".

Dunedin Drive is an intimate cul de sac located off Twatling Road, with excellent road links to M42 and M5 motorways with Birmingham city centre and airport beyond, with Barnt Green train station ideal for commuters. Schooling in the area is of a good standard with Ofsted rated "Outstanding" Primary schools in particular making ideal for families. The immediate proximity includes Barnt Green Village itself, ideal for local amenities and fantastic eateries, with natural leisure resources of the Lickey Hills and open countryside on the doorstep, with further recreational facilities such as sailing, golf and cricket clubs nearby.

APPROACH

Gated entrance leads to large driveway, brock paved with raised flower beds and established trees, hedgerow and shrubbery to boundaries, access to triple garage doors, side garden gate and entrance.

ENTRANCE HALL

Grand entrance with stylish glass/metal balustrades sweeping up to first



floor offering a beautifully designed centre piece. Marble flooring with zonal controlled under floor heating, double glazed windows, entrance intercom access, alarm panel, doors to cloak (leading to garage), store, kitchen, living room and downstairs WC.

LIVING ROOM

Split level, Two double glazed French doors opening to garden, carpeted, gas feature fire, power points, large selection of recessed ceiling spot lights, two radiators, power points and low amp points. Archway to inner hall and doors to entrance hall.

L SHAPED BREAKFAST KITCHEN

Marble flooring with under floor heating, fitted 'Miele' and 'Siemens' appliances including triple oven, dishwasher, tall fridge and separate freezer, handle free wall and base storage, five ring hob and contemporary extractor hood above, tall radiator, granite work tops with recessed sink and draining area, double glazed windows with front aspect, recessed ceiling spot lights.

UTILITY ROOM

Front facing double glazed window, fully tiled, wall and base mounted units, stainless steel one and half bowl sink with draining area and mixer tap above, plumbing for washing machine, power points, ceiling light plate.

DINING ROOM

Carpeted, with conservatory aspect and access, opening through to living room, recessed ceiling spot lights, radiator, power points.

CONSERVATORY

Pitched roof, double glazed windows and French door opening to garden, power points.

MEDIA/CINEMA ROOM

Bi folding doors through to family room, carpeted, power points, recessed ceiling spot lights, fitted storage unit.

FAMILY ROOM

Sunken ceiling with mood lighting, carpeted, power points, two radiators, double glazed windows with side and garden aspect and French doors to garden, carpeted, doors to swimming pool area.

SWIMMING POOL

A luxury to have, pool size is 18ft6 x 22ft5, ceiling lighting, wall mounted heaters and three sliding patio doors opening to garden, doors to shower rooms and gym.

GYM

Double glazed window, power points, recessed ceiling spot lights, carpeted.

CHANGING ROOMS/SHOWERS

Two shower/changing rooms, complete with vanity units and shower cubicles, fully tiled, one with WC the other a store.

TRIPLE GARAGE

Three up and over electric doors, power supply and strip lighting, window with side aspect and door to boiler/plant room.

FIRST FLOOR LANDING

Glass and metal balustrades lead the sweeping stairs to the gallery landing, a key feature, with double glazed windows facing the front and side, two radiators, recessed ceiling spot lights, carpeted, with access to front balcony, power points and bedrooms.

MASTER BEDROOM

Double glazed windows with front and side aspect, carpeted, four radiators, recessed ceiling spot lights, power points, low amp power points. Opens to dressing room as part of Master Suite.

DRESSING ROOM/WALK IN WARDROBE

Carpeted with fitted wardrobes and "secret" doors to ensuite and landing.

MASTER ENSUITE

The jewel in the crown in terms of bathrooms, with bespoke locally renowned 'Jacques' designed fittings including large walk in steam shower, Jacuzzi bath, recessed TV, two contemporary "floating" vanity units, bidet and low level WC, marble tiling with under floor heating, heated towel rail and recessed spot lights.

BEDROOM TWO

Rear facing double glazed French doors with terrace access, fitted