A large, detached house with a brick and wood exterior, a gabled roof, and a large gravel driveway. The house features a prominent brick chimney, a large front window, and a wooden door. The property is surrounded by lush greenery, including a large tree on the left and a weeping willow on the right. A gravel driveway leads to the house, and a wooden fence is visible in the background.

The Willows, Stonehouse Lane, Hopwood, B48 7BA | £885,000  
Four Bedroom Detached House within 1 Acre

**Summary:**

A pristine four bedroom property with immense 'kerb appeal' boasting flexible accommodation and occupying a spectacular south facing plot of approximately 1 acre in a desirable rural position surrounded by Bournville Village Trust private land.

**Description:**

The accommodation comprises: Enclosed porch, impressive entrance hall with cloaks cupboard, home office, generously proportioned dining room, sitting room with french doors onto the garden and a fantastic contemporary open plan kitchen/dining/family room which has been refurbished by the current owners. A double sided multi-fuel stove serves both the sitting room and kitchen. The adjacent utility room provides ample space for storage, washing/drying facilities and access to a guest cloakroom and boiler/water tank cupboard.

The first floor features a splendid master bedroom suite complete with walk in wardrobe, en suite bathroom and step up to an astro turfed sunny balcony enjoying superb views over the garden. There are three additional double bedrooms (two with built in wardrobes) and family bathroom.

**Outside:**

The property is situated on a beautiful 1 acre plot (approx.) and boasts a fantastic private south facing rear garden (predominantly laid to lawn) which backs onto open fields with stunning outlook and features a patio dining area, shed and a range of mature trees and shrubs. At the front, remote controlled gates open onto a gravelled courtyard providing plenty of space for parking and a further driveway leads along the side of the house right to the end of the plot where an area of hard standing and timber garden garage lie.

**Location:**

The residence is situated in a peaceful rural location between the highly regarded villages of Alvechurch and Hopwood, and borders onto Greenbelt land owned by the Bournville Village Trust. The property is conveniently located for Alvechurch First and Middle schools (approximately 2 miles away), with shopping, pubs and restaurants available in both local villages of Alvechurch and Barnt Green. Two renowned pubs, the Peacock and the Coach and Horses (with its own mini brewery) lie approximately a mile away and are well within walking distance.

Also nearby are the facilities offered by Longbridge (2.5 miles, with direct train service to Birmingham New Street), Redditch, Solihull and central Birmingham which is located approximately 9 miles away.



## Room Dimensions:

### Hall

12' 8" x 11' 11" (3.87m x 3.64m)

### Kitchen/Diner/Family Room:

15' 9" x 25' 10" (4.82m x 7.88m)

### Utility Room:

6' 7" x 6' 0" (2.01m x 1.85m)

### Sitting Room:

17' 5" x 17' 6" (5.32m x 5.35m)

### Dining Room:

17' 6" x 17' 7" (5.34m x 5.38m)

### Office:

12' 8" x 6' 4" (3.87m x 1.95m)

## Stairs To First Floor Landing

### Bedroom One:

13' 6" x 15' 5" (4.14m x 4.71m)

### Balcony:

10' 3" x 18' 8" (3.14m x 5.69m)

### En Suite:

5' 6" (max) x 14' 8" (1.68m x 4.48m)

### Bedroom Two:

12' 9" x 12' 0" (max) (3.89m x 3.66m)

### Bedroom Three:

11' 9" (max) x 9' 4" (3.59m x 2.86m)

### Bedroom Four:

7' 1" x 12' 0" (max) (2.16m x 3.67m)

### Bathroom:

5' 10" x 10' 8" (1.80m x 3.27m)

**EPC:** TBC

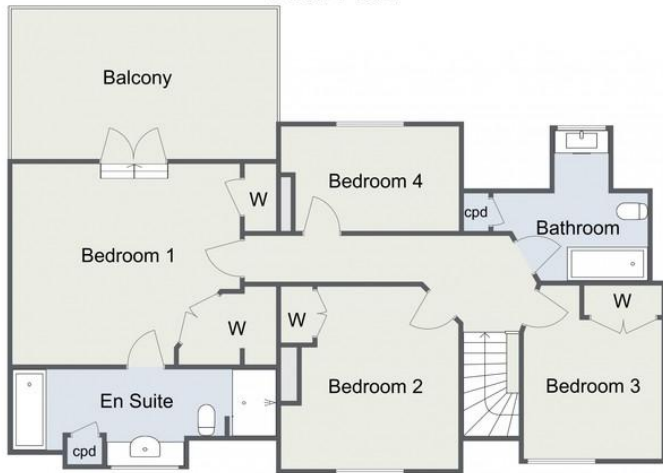
**Council Tax Band:** G

**Tenure:** Freehold

For more information on The Willows or to arrange a viewing, please call the Barnt Green Office on 0121 447 8300



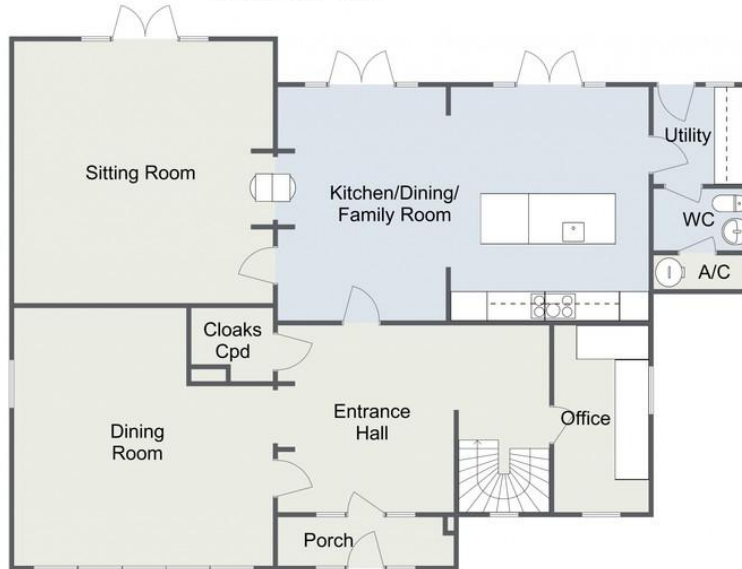
First Floor



First Floor



Ground Floor



Ground Floor



Total Approximate Area (Excluding Balcony): 221.1 sq. m (2,379.90 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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**Please read the following:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.