



51 Twatling Road, Barnt Green, B45 8HS

£875,000

The logo for Arden Estate Agents, featuring a green house icon above the word "arden" in a bold, white, sans-serif font. Below "arden" is the text "ESTATE AGENTS" in a smaller, white, sans-serif font.

arden  
ESTATE AGENTS

It's who  
you move  
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# 51 Twatling Road, Barnt Green, B45 8HS

## Summary

A well-proportioned four bedroom character home set upon a 0.27 acre plot (approx.) offering great renovation potential as well as APPROVED PLANNING for a two storey rear extension, internal alterations and loft conversion to create a six bedroom residence. The property boasts an enviable location, directly opposite the renowned Lickey Hills Country Park and just 1.4 miles from Barnt Green village.

## Description

The accommodation comprises: Enclosed porch, superb entrance hall with feature arched windows and wood panelled staircase providing access to a dual aspect lounge with living flame gas inset fire as well as a generous utility room. The kitchen (which overlooks the garden) adjoins a dining/family room including a feature fireplace and access to a guest cloakroom. From the hall, the lower ground floor offers a flexible-use space which is heated and equipped with a window and could potentially be utilised as a gym/office.

The first floor includes three sizeable double bedrooms, single bedroom and family bathroom with freestanding bath tub and separate shower cubicle.

The property benefits from APPROVED PLANNING (granted in 2022) for a two storey rear extension, internal alterations and loft conversion. Further information and full plans available via the Bromsgrove Council planning portal - Ref: 22/00173/FUL.





### Outside

At the front, the property is approached via a sweeping gated driveway leading to an impressive tree lined frontage, providing plenty of parking. There is also space at the side of the property to gain access to the garage, located at the top of the garden. The delightful private rear garden itself is predominantly laid to lawn with hedged boundaries and enjoys a sunny decked seating and two external stores.

### Location

Barnt Green is a delightful village with local shopping facilities, doctor's surgery, two churches, dentists, 'Outstanding' Ofsted rated first school and train station. There are many sporting facilities including a cricket club, Blackwell Golf Club, sailing and many other clubs and societies. There is easy access to M5/M42 motorway links, Birmingham Airport and Birmingham City Centre is approximately twelve miles away. The property sits opposite the renowned Lickey Hills Country Park and provides wonderful views to the fore.



## Room Dimensions

Lounge: 15' 5" (into bay) x 11' 10" (4.70m x 3.63m)

Kitchen: 13' 3" x 9' 10" (max) (4.05m x 3.02m)

Dining Room: 14' 7" (into bay) x 11' 10" (4.47m x 3.63m)

Utility Room: 6' 10" (max) x 10' 5" (2.10m x 3.20m)

Stairs To Lower Ground Floor

Office/Gym: 13' 6" x 11' 9" (4.12m x 3.59m)

Stairs To First Floor Landing

Master Bedroom: 15' 11" (into bay) x 11' 11" (4.87m x 3.64m)

Bedroom Two: 15' 0" (into bay) x 12' 0" (4.59m x 3.66m)

Bedroom Three: 13' 5" x 9' 10" (max) (4.09m x 3.02m)

Bedroom Four: 7' 10" x 7' 4" (2.41m x 2.26m)

Bathroom: 6' 11" x 10' 2" (2.12m x 3.11m)



Council Tax Band: G

EPC: E

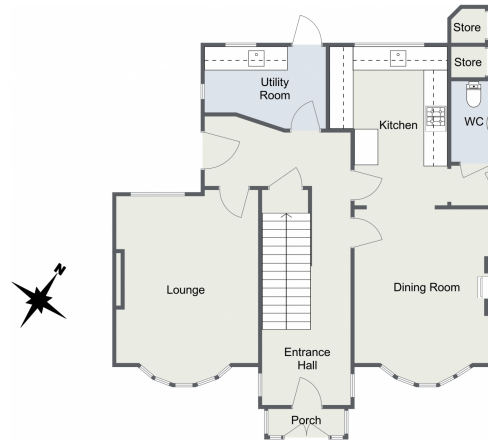


# Twatling Road, Barnt Green

## First Floor



## Ground Floor



Total Approximate Area: 164.3 sq. m (1,768.51 sq. ft)

## Lower Ground Floor



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.

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

**0121 447 8300**

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

