



59a Twatling Road, Barnt Green, B45 8HS

Offers Over £950,000



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Summary

An impressive contemporary home built by Carl Douglas Homes in 2018 (with 5 years still remaining on the building warranty), boasting flexible accommodation of approximately 2,815 sq. ft including a magnificent open plan kitchen/dining room, two additional reception rooms, three bathrooms, double garage and a tiered rear garden with entertaining terrace. The highly energy efficient luxury residence enjoys a prime position directly opposite the renowned 524 acre Lickey Hills Country Park (one of Birmingham's most varied and treasured parks) and just 1.4 miles from Barnt Green village.

Description

Boasting underfloor heating, the ground floor accommodation offers an inviting entrance hall with cloaks cupboard and under stairs storage, guest WC, generous sitting room and a superb living room enjoying a contemporary slate chimney breast with remote controlled gas living flame fire and french doors to the garden. The magnificent open plan kitchen/dining room boasts bi-folding doors to the garden terrace, granite work tops, boiling water tap, integrated Siemens appliances including two ovens, five ring induction hob, elaborate extractor fan, dishwasher, full height fridge, separate freezer and wine cooler as well as an adjacent utility room.

The substantial first floor galleried landing provides access to master bedroom including two double wardrobes and en suite shower room, principal guest bedroom (also with fitted wardrobes and en suite), three further excellent sized bedrooms (all with built in wardrobes) and house bathroom.





Outside

Externally, the property enjoys a well proportioned tiered rear garden (approximately 67ft x 46ft) with paved entertaining terrace and steps ascending to a lawned area with decking and hedged boundaries.

At the front, the property features an extensive driveway suitable for several vehicles, EV charging point as well as a double garage with electric door. A rain water harvesting system is situated underneath the front lawn that pumps water to an outside tap. The property itself is set behind electronically operated security gates shared with just one other property.

The residence also benefits from solar panels which could generate an approximate income of £1,000 per annum. The Tesla powerwall (included) stores excess electricity generated by the solar panels during the day and this energy can then be used within the home during the evenings or on days with poorer weather, which can reduce electricity bills significantly.



Room Dimensions

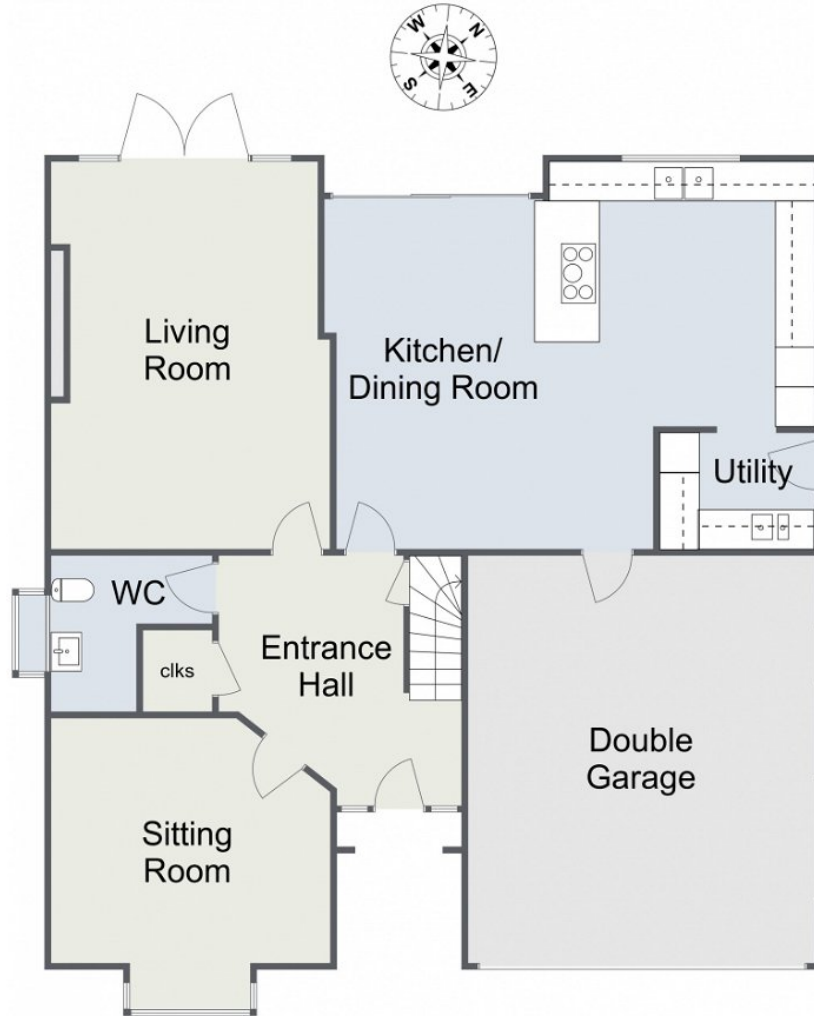
Living Room 5.88m x 4.23m (19'3" x 13'10")
Sitting Room 4.42m (into bay) x 4.24m (14'6" x 13'10")
Kitchen/Dining Room 5.31m (max)x 7.43m (max) (17'5" x 24'4")
Utility Room 1.71m x 2.36m (5'7" x 7'8")
WC 2.37m (max) x 2.45m (max) (7'9" x 8'0")
Double Garage 6.19m x 5.27m (20'3" x 17'3")

Bedroom 1 5.28m x 3.27m (17'3" x 10'8")
En Suite 2.3m x 2.71m (max) (7'6" x 8'10")
Bedroom 2 4.36m x 3.09m (14'3" x 10'1")
En Suite 1.37m x 2.81m (4'5" x 9'2")
Bedroom 3 3.78m x 4.91m (12'4" x 16'1")
Bedroom 4 3.78m x 4.25m (12'4" x 13'11")
Bedroom 5 3.97m x 2.87m (13'0" x 9'4")
Bathroom 2.35m x 2.7m (7'8" x 8'10")

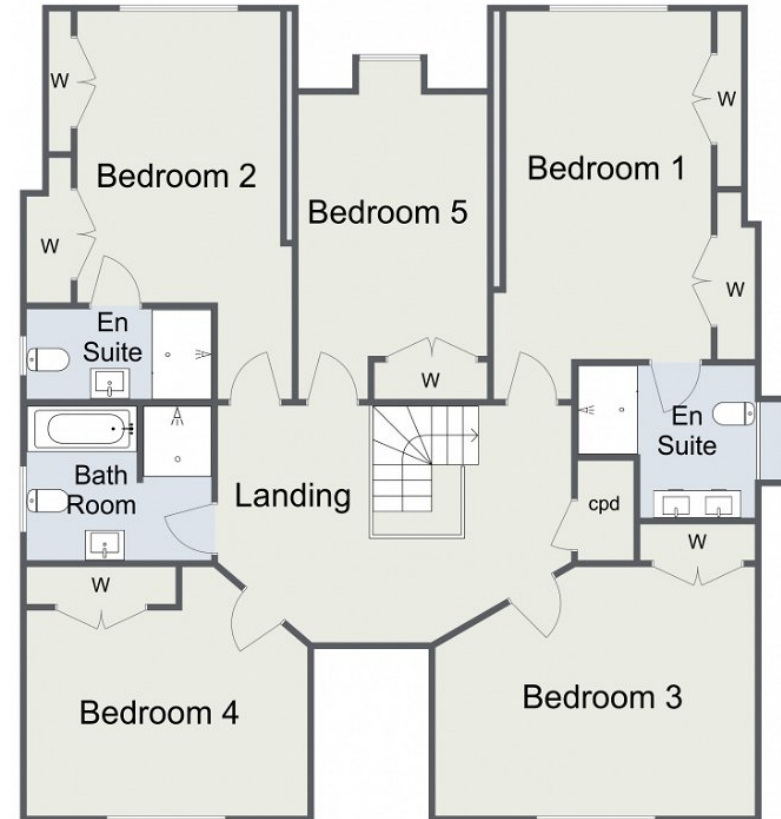


Twatling Road, Barnt Green

Ground Floor



First Floor



Total Approximate Area (Including Garage): 261.5 sq. m (2,814.76 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.

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.

