



47 Twatling Road, Barnt Green, B45 8HS

£1,100,000

The logo for Arden Estate Agents features a stylized 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.

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## 47 Twatling Road, Barnt Green, B45 8HS

### Summary

A stunning dutch style residence boasting 2,900 sq. ft of flexible accommodation including a beautiful living room with vaulted ceiling, three additional reception rooms, contemporary high spec kitchen, four bedrooms across two floors, three bathrooms and double garage. The property is set upon a beautiful 0.49 acre established plot (approx.) located 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

The immaculate and versatile accommodation comprises an oak framed canopy and enclosed porch opening onto a generous entrance hall (large enough to be utilised as an office space) including two storage cupboards. The substantial formal dining room features alcove shelving, original 1920's iron studded feature door (decorative only) and delightful views over the front garden.

The beautiful living room boasts an imposing vaulted ceiling, stone fireplace surround with open fire and large bay window benefitting from the early morning light as well as enjoying views over the well stocked rose garden.

Recently refurbished to a high specification, the contemporary and stylish kitchen features sublime views of the garden, a central island with majestic roof lantern over, spectacular granite worktops and a wide range of high quality SIEMENS integrated appliances including fridge, induction hob, electric main and steam ovens, extractor fan and a 'Quooker' boiling tap. The adjoining lounge/dining room is the perfect open space for family entertaining with fitted cabinetry, french doors onto the large patio and a roof window to enjoy dining under the sunshine. The sky lights create a stunning architectural showpiece to these two rooms, maximising light flow and providing additional room height.

A rear lobby/boot room adjacent to the kitchen provides access to the garden.







A sizeable double bedroom is located off the hall with fitted wardrobes and access to its own sumptuous first floor bathroom with vaulted ceiling. There is also a second double bedroom on the ground floor of grand proportions overlooking the garden and accompanied with fitted wardrobes and a modern en suite shower room. A separate house bathroom which has been beautifully upgraded is accessible via the hall.

The first floor offers two substantial double bedrooms (one with fitted wardrobes) and access to useful boarded eaves and loft storage.

The property is equipped with double glazing throughout, gas central heating, a 2015 Vaillant boiler and cavity wall insulation.

### Outside

One of the many notable features is the 0.49 acre (approx.) picturesque plot with mature gardens surrounding the whole property, perfectly suited for entertaining. The established and exceptionally well maintained rear garden is a real haven, featuring a large patio dining area with inset railway sleepers, elaborate stone water feature (including pump and lighting) as well as a splendid bespoke Dutch arch (design based on a Dutch bridge). A set of steps ascends to a pristine lawn enjoying a colourful landscape of mature shrubs and well established specimen trees, well balanced to create light and shade. In particular are the striking array of Rhododendron and Japanese Acers - which add a touch of sophistication. Nestled amongst the planting lies a further patio seating area alongside an octagonal summer house.





Outside storage is available within the shed which is tucked away in the corner.

The front of the plot benefits from a south easterly aspect and boasts a lawn with a range of shrubs, rose garden and a recently created and easily maintained vegetable plot located along the side of the shared driveway.

A recently laid sweeping driveway provides ample parking for both owners and guests. The drive also provides access to the large double garage with electric doors, fitted sink, shelving and wine rack (for around 70 bottles!)

### Room Dimensions

Entrance Hall/Office 4.47m x 5m (14'7" x 16'4")

Living Room 5.72m (max) x 6.79m (18'9" x 22'3")

Kitchen 6.24m x 3.25m (20'5" x 10'7")

Lounge/Dining Room 6.47m (max) x 4.37m (max) (21'2" x 14'4")

Formal Dining Room 4.24m x 3.77m (13'10" x 12'4")

Bedroom 1 6.19m x 3.32m (20'3" x 10'10")

First Floor Bathroom 5.01m x 1.89m (16'5" x 6'2")

Bedroom 2 5.72m x 4m (18'9" x 13'1")

Shower Room 1.71m x 2.71m (max) (5'7" x 8'10")

Bath Room 1.98m x 2.65m (6'5" x 8'8")

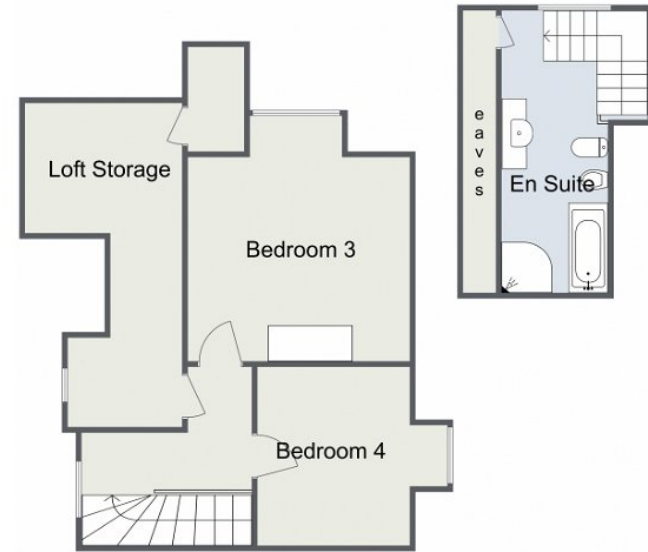


# Twatling Road, Barnt Green

## Ground Floor



## First Floor



Total Approximate Area (Including Garage, Excluding Eaves Storage): 269.6 sq. m (2,901.95 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.



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