



17 Pinfield Drive, Barnt Green, B45 8XA

£1,250,000

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

arden
ESTATE AGENTS

It's who
you move
with.

17 Pinfield Drive, Barnt Green, B45 8XA

Summary

A 3,350 square foot mid-century home situated on a stunning 0.79 acre SOUTH EASTERLY plot adjoining open fields and 524 acres of the Lickey Hills Country Park. The property offers a unique blend of spacious living and picturesque surroundings and is located just a mile from the centre of Barnt Green including local shops, 'Outstanding' Ofsted rated first school and train station.

Measurements are approximate.

Description

With its generous square footage, the home provides ample room for interconnecting living, dining, and entertaining comprising an enclosed porch, spacious entrance hall with guest WC, a well proportioned home office and living room enjoying a gas living flame fire and two sets of sliding glazed doors to the garden. The formal dining room features access to the garden and adjoins a fabulous open plan breakfast kitchen complete with central island, two door AGA (which is able to heat the hot water), large pantry and utility room. Additional integrated kitchen appliances include an electric oven, gas hob, extractor fan, fridge and dishwasher.

Beyond the kitchen lies a heated garden room, storage rooms and entry into the garage.

The first floor offers a galleried landing with two airing cupboards, master bedroom with fitted wardrobes and en suite bathroom, principal guest bedroom with wardrobes and en suite shower room, two additional double bedrooms (both with wardrobes) and house bathroom.

The majority of rooms on both the ground and first floors boasts fabulous views over the garden and beyond.

A 'Stiltz' lift operates between the ground floor office and bedroom 2 above.





Outside

The property boasts a stunning and highly private wrap around garden which is predominantly laid to lawn with planted borders, raised patio with summerhouse, mature trees, greenhouse and lies adjacent the beautiful Lickey Hills Country Park. The sweeping driveway leads to a generous frontage and double garage with electric door.

Location

Barnt Green is a delightful village offering a variety of amenities including local shopping facilities, cafes, two popular gastropubs, doctor's surgery, two churches, several dentists, St Andrews First School (with 'Outstanding Ofsted status) and train station direct to Birmingham New Street. Pinfield Drive itself is located approximately 1 mile from the village centre and is conveniently located for many fine walks, including the renowned Lickey Hills Country Park. There are also many sporting facilities including a cricket club, Blackwell Golf Club, Barnt Green sailing club and many other societies including local orchestra, the Midland Sinfonia. There is easy access to M5/M42 motorway links, Birmingham Airport and Birmingham City Centre is approximately 11.4 miles away. Further local schooling includes Blackwell Infants School, Lickey End First School, Alvechurch First and Middle School, North and South Bromsgrove High as well as Bromsgrove Independent School.



Room Dimensions

Living Room 5.74m (max) x 7.25m (18'9" x 23'9")

Kitchen/Dining Room 7.48m (max) x 4.24m (max) (24'6" x 13'10")

Utility 1.96m x 1.87m (6'5" x 6'1")

Dining Room 4.15m x 3.35m (13'7" x 10'11")

Office 2.97m x 4.92m (9'8" x 16'1")

Garden Room 4.6m x 3.32m (15'1" x 10'10")

Double Garage 5.15m x 6.1m (16'10" x 20'0")

Bedroom 1 4.38m x 4.26m (14'4" x 13'11")

En Suite 2.68m x 2.29m (8'9" x 7'6")

Bedroom 2 2.96m x 6.48m (max) (9'8" x 21'3")

En Suite 1.95m x 1.53m (6'4" x 5'0")

Bedroom 3 5.76m x 4.14m (max) (18'10" x 13'6")

Bedroom 4 4.03m x 3.11m (13'2" x 10'2")

Bathroom 1.9m x 2.65m (6'2" x 8'8")

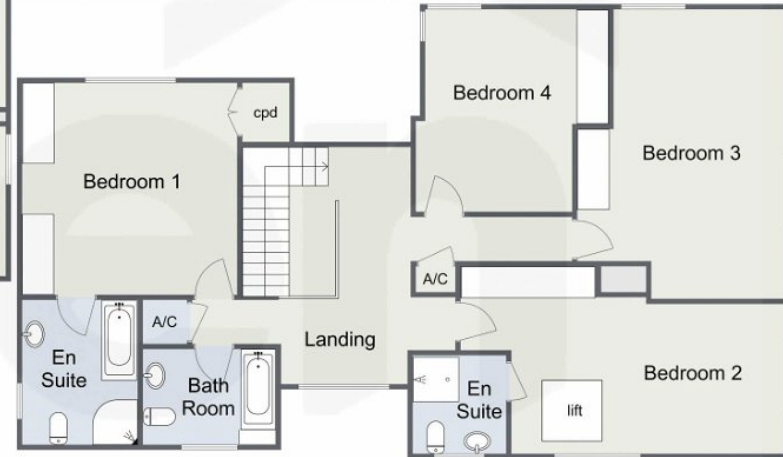


Pinfield Drive, Barnt Green

Ground Floor



First Floor



Total Approximate Area (Including Garage): 311.1 sq. m (3,348.65 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.

