



£1,325,000

Greenhurst Drive, Barnt Green, Birmingham, B45 8GH

Detached House | 5 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- Privately Gated Detached Home
- Mature Private Gardens
- 5 Double Bedrooms
- 4 Receptions
- 3 Bathrooms
- Open Plan Kitchen
- Home Office
- Detached Double Garage

## Property Description

The Gold Collection is proud to present this magnificent 5 bedroom detached family home, nestled behind private gates at the end of one of Barnt Green's most sought after cul-de-sacs. This remarkable residence embodies elegance, traditional character and unparalleled luxury. Boasting a harmonious blend of modern sophistication and timeless charm, the home presents an idyllic retreat for discerning families seeking refined living.

## Main Particulars

From its imposing gated entrance, you are welcomed into a large driveway that provides off road parking for up to 8 cars and benefits from a detached double garage.

Upon entering the property, a spacious and inviting entrance hallway awaits, with double oak doors leading onto a large main reception and the formal dining room. Single oak doors also lead through to a home office, downstairs W/C and the stunning open plan kitchen.

### Open Plan Kitchen:

Step into culinary perfection with this exquisite open-plan kitchen, where form meets function in a stunning display of modern elegance and luxury. This wonderful living space is perfect for hosting guests and redefines the heart of the home with its impeccable design and its wide array of integrated appliances. Centred around an expansive island that offers provides ample space for food preparation, casual dining, and socializing. Adorned with a quartz worktop, it seamlessly integrates into the overall design and creates a natural focal point that enhances the flow and functionality of the kitchen space.

### Main Reception:

The generously sized living room provides an air of elegance and comfort, with a spacious layout designed to accommodate both relaxation and entertainment. As you step into the room, your eyes are drawn to the grand inglenook fireplace, a focal point that exudes warmth and character. A large bay window to the front aspect and French doors leading into the rear garden the living room is a bright and spacious offering, ideal for relaxing all year round.

### Formal Dining Room:

A versatile second reception room positioned to the front of the property, currently utilised as a formal dining room that offers ample space for a 10 seater dining table. A large bay window to the front of the room lets an abundance of natural light into this large second reception, which could easily be adapted into a second living room, a games room or a children's play room.

### Home Office:

For those looking to work remotely, you can work from home with ease in this dedicated home office space which offers wonderful views of the rear garden.

## First Floor

The oak staircase rises to an impressive gallery landing that leads effortlessly into the properties 5 large bedrooms and the family bathroom.

### Principle Bedroom Suite:

The master bedroom suite is a generously spacious offering with surplus living space. The principle bedroom also benefits from two large storage cupboards and two windows with lovely views over the rear garden.

### Principle En Suite Bathroom:

This stunning en suite comprises of a double sink with vanity unit, a Victorian free standing bathtub, a WC and a separate walk-in shower cubicle. There is stylish tiling to the walls and floor and a chrome wall mounted towel radiator.

### Bedroom 2:

This luxurious and exemplary second bedroom offers built in wardrobes and an incredible en-suite bathroom that features a gorgeous walk in shower. French doors also provide access to a balcony terrace, providing lots of natural light and fantastic elevated views over Greenhurst Drive.

### En-suite Shower Room:

A spacious and contemporary en-suite with floor to ceiling ceramic tiles. This second en-suite features a walk in shower, a Low level W.C. and wall mounted sink cabinet.

The remaining bedrooms are all good sized double rooms with fitted wardrobes. Bedroom four is to the front and bedrooms three and five both have a pleasant outlooks over the rear garden.

### Family Bathroom:

The family bathroom comprises of a WC, a bidet, a wash basin vanity unit, a bath, a separate shower cubicle and wall mounted heated towel rail.

## Gardens and grounds

The large rear patio spans the full width of the property and is surrounded by a stone pillar balustrade. This private rear garden is surrounded by mature trees and is the ideal spot for entertaining and al fresco dining.

The lawned garden wraps around the side of the property and has fence panelling to the borders. There are mature trees to the rear and side boundaries, creating a lovely leafy outlook and tremendous privacy.

#### 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 a train station. Reservoir Cottage itself is located approximately 0.9 miles from the village centre and 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 10.7 miles away (less than 30 minutes on the train from Barnt Green). 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.

**PLANNING PERMISSION AND BUILDING REGULATIONS** Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008** The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





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