



40a Mearse Lane, Barnt Green, B45 8HL

£1,000,000

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
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40a Mearse Lane, Barnt Green, B45 8HL

Summary

An outstanding detached residence boasting almost 3,000 sq. ft of flexible accommodation including four bedrooms (one located on the ground floor), FOUR reception rooms, open aspect breakfast kitchen, utility, three bathrooms and double garage. The property occupies a delightful SOUTH FACING plot with private rear garden, located on one of Barnt Green's prestigious roads.

Description

The accommodation comprises: Inviting split level entrance hall with guest WC and under stairs storage, front sitting room, formal dining room with access to the patio and a breakfast kitchen with french doors to the garden and adjoining utility room (leading into the garage). The upper level of the hall provides a spacious living room with electric stove and double doors to the garden, office and a double bedroom with built in wardrobe and en suite bathroom.

The first floor features an imposing master bedroom suite complete with built in wardrobes, hidden eaves storage and en suite bathroom, second double bedroom with wardrobes, single bedroom and family bathroom.

The property is equipped with:

- Vaillant gas boiler installed January 2023
- Double glazed windows and doors installed 2018
- Solar panels generating approximately £900 of income per annum.





Outside

The private and south westerly rear garden is predominantly laid to lawn with patio dining area, planted borders and hedged boundaries. Parking includes a double garage (with adjoining storage room) and block paved driveway suitable for multiple vehicles. The property is located at the entrance to a shared drive (with just one other property).

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. The property itself is located approximately 1.3 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 11.7 miles away (less than 30 minutes on the train from Barnt Green). Further local schooling includes Blackwell Infants School, Lickey Hills Primary School, Alvechurch First and Middle School, North and South Bromsgrove High as well as Bromsgrove Independent School.



Room Dimensions

Living Room 5.06m (into bay) x 6.13m (16'7" x 20'1")

Kitchen/Breakfast Room 4.18m (max) x 6.09m (13'8" x 19'11")

Utility Room 3.68m x 1.83m (12'0" x 6'0")

Sitting Room 4.53m x 3.63m (14'10" x 11'10")

Dining Room 3.04m x 4.06m (9'11" x 13'3")

Office 3.52m x 2.72m (11'6" x 8'11")

Bedroom 4 3.49m x 4.14m (11'5" x 13'6")

En Suite 2.45m x 2.09m (8'0" x 6'10")

Double Garage 4.99m x 5.33m (16'4" x 17'5")

Bedroom 1 4.25m x 5.33m (13'11" x 17'5")

En Suite 1.92m x 3.23m (6'3" x 10'7")

Bedroom 2 3.13m x 5.56m (10'3" x 18'2")

Bedroom 3 1.92m x 3.02m (6'3" x 9'10")

Bathroom 1.93m x 2.62m (6'3" x 8'7")

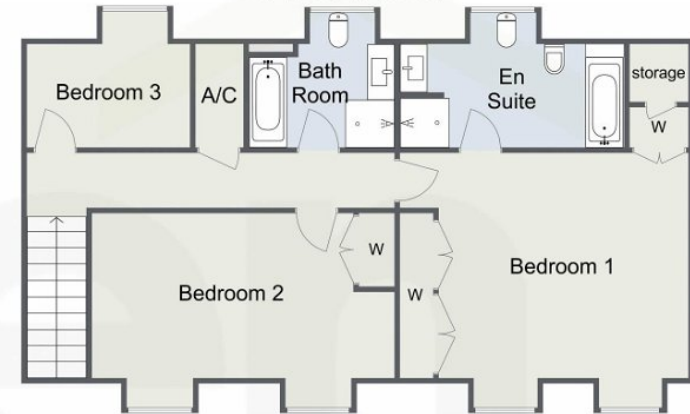


Mearse Lane, Barnt Green

Ground Floor



First Floor



Total Approximate Area (Including Garage): 271.1 sq. m (2,918.09 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.

