



Evergreen, 193 Bromsgrove Road, Hunnington, West Midlands, B62 0JS





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Situated in Hunnington, this exquisite four bedroom, three bathroom detached family home is a fusion of luxury and rural charm with accommodation of 2470 square feet. With panoramic views and top-tier amenities, it's the epitome of modern living in a picturesque setting.

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## PROPERTY

Discover a sanctuary of elegance and comfort in Hunnington with this meticulously crafted and extended residence, presented by McHugo Homes. Boasting a seamless blend of contemporary design and rural tranquility, this four-bedroom, three-bathroom detached house offers an unparalleled and unique living experience.

Step inside to be greeted by a spacious and inviting living area, ideal for both relaxation and entertainment. The adjacent kitchen/dining area is a culinary enthusiast's dream, featuring high-end appliances and ample space for gatherings. A convenient downstairs WC and utility area add practicality to the layout, while a separate store offers additional storage space.

Ascend to the top floor, where the master suite awaits with its own private ensuite and walk in wardrobe. Enjoy waking up to breathtaking panoramic views through the expansive picture window, offering an uninterrupted vista of the surrounding Clent and Walton countryside. With its generous proportions and luxurious finishes, this master sanctuary is designed for ultimate relaxation and rejuvenation.

Further luxuries include bespoke intricacies such as electric operated blinds, thoughtfully designed CAT 6 networking, alarm security system, double glazing and gas central heating (where specified).

Outside, the property impresses with a large driveway, set back from Bromsgrove Road via service road access, providing ample parking space for residents and guests alike. The rear garden is a true oasis, offering a serene escape with stunning countryside vistas- ideal watching the sunset, the evolving seasonal scenery, enjoying al fresco dining or simply unwinding amidst nature's beauty.

From the moment you arrive, it's evident that no detail has been spared by the current vendors in creating this exceptional home. Every aspect, from the high-specification finishes to the thoughtful layout, has been meticulously curated to enhance both comfort and style.

## AREA

Nestled in the serene setting of Hunnington, this semi-rural haven combines countryside tranquility with convenient access to nearby hubs.

Enjoy easy road connections to Bromsgrove, Halesowen and Hagley, with Junctions 3 and 4 of the M5 providing seamless access to national motorways and Birmingham Airport. Birmingham's cityscape, in the distance, is within reach via the A38 or A456, complemented by Hagley train station's proximity, offering direct routes to Birmingham and Worcester.

Embrace a lifestyle of wellness amidst picturesque surroundings, with recreational gems like the National Trust Clent Hills and Walton Hills-visible from the property plus Uffmoor Woods, and Waseley Hills Country Park just moments away. For equestrian enthusiasts, the North Worcestershire Equestrian Centre beckons nearby, while golf aficionados can indulge in the offerings of Hagley and Halesowen's esteemed clubs, both a short drive away.

## APPROACH

Set back from Bromsgrove Road via service road, tarmac front driveway with side door, double opening doors to store, flowerbeds to borders, hedgerow and walls to boundary, front door to:

## PORCH

Oak timber frame double opening doors, two double glazed windows, ceiling light point, door in to:

## ENTRANCE HALLWAY

Double glazed window with front aspect two ceiling light points, karndeian flooring, carpeted stairs to first floor, radiator, doors to:

## LIVING ROOM

Carpeted, ceiling light points, two radiators 'Stovax' log burner, power points, CAT 6 network access, bi-folding doors access to garden with bespoke fitted remote activated blinds.

## KITCHEN/DINER

Karndeian flooring, ceiling light points and selection of recessed ceiling downlighters, radiator, 'Morso' log burner, power points CAT 6 Network points and TV point.

Kitchen offers corian worktops with range of wall and base cabinetry, inset sink with adjustable tap above, integrated appliances of 'Siemens' ovens, fridge/freezer 'Siemens' five ring gas hob with extractor hood above, 'Siemens' dishwasher, further power points, double glazed window with rear garden aspect and remote activated/electric activated fitted blind. Opening to living room and side utility area.

## STUDY

Dual facing double glazed windows, carpeted, power points, radiator, storage in built, CAT 6 networking.







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**UTILITY AREA**

Front to rear access, wash hand basin, plumbing for washing machine.

**WC**

Wash basin, low level WC, extractor fan, ceiling light point.

**FIRST FLOOR LANDING**

Front facing double glazed window, two ceiling light points, radiator, power points CAT 6 network point, door to stairs with carpeted stairs accessing second floor with understairs storage cupboard, plus doors to:

**BEDROOM TWO**

Rear-facing double glazed window, radiator, carpeted, TV point, CAT 6 network access, power points, two ceiling light points, access to ensuite.

**ENSUITE**

Walk in shower cubicle with rain shower head and adjustable hose, low level WC, pedestal sink, extractor fan, partly tiled, recessed ceiling downlighters, Shaving point, wall mounted heated tower rail.

**BEDROOM THREE**

Rear-facing double glazed window, carpeted, radiator, access to wardrobe area, two ceiling power points, TV point, CAT 6 network access.

**BEDROOM FOUR**

Front facing double glazed window, ceiling light point, radiator, carpeted, TV, CAT 6 and power points.

**FAMILY BATHROOM**

Dual facing obscure double glazed windows, matching suite of bath with mixer tap over, low level WC, pedestal sink with mixed tap above, corner shower cubicle with rain shower head, tiling to splash back areas, extractor fan, shaving point, four recessed ceiling downlighters, wall mounted heated tower rail.

**SECOND FLOOR**

**MASTER BEDROOM**

Large double glazed picture window with open aspect countryside views, carpeted, two radiators, eaves storage, recessed ceiling downlighters, three 'Keylite' skylights with bespoke, fitted blinds, CAT 6 network point, TV point, opening in to:

**ENSUITE/WALK IN WARDROBE AREA**

Ensuite offers floating vanity unit with sink and mixer tap above, walk in shower cubicle with rain shower head and adjustable handheld hose, low level WC, wall mounted heated tower rail, recessed ceiling downlighters, 'Keylite' skylight with remote activated blind, access through to walk in wardrobe area with recessed downlighters and in built storage.

**REAR GARDEN**

Predominantly laid to lawn, open aspect views, fencing to boundaries, paved patio area, stepping down to lawned garden, flower beds to borders and further patio area at the bottom of the garden.

**STORE**

Double opening doors, 'Vaillant' boiler, water cylinder, ceiling strip light, fuse board.

TENURE: FREEHOLD

COUNCIL TAX: E

EPC: TBC

BROADBAND: Ofcom reports Networks in your area - Openreach, Superfast Fibre Broadband/Fibre to the Cabinet (FTTC) available

**Disclaimer**

With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property.

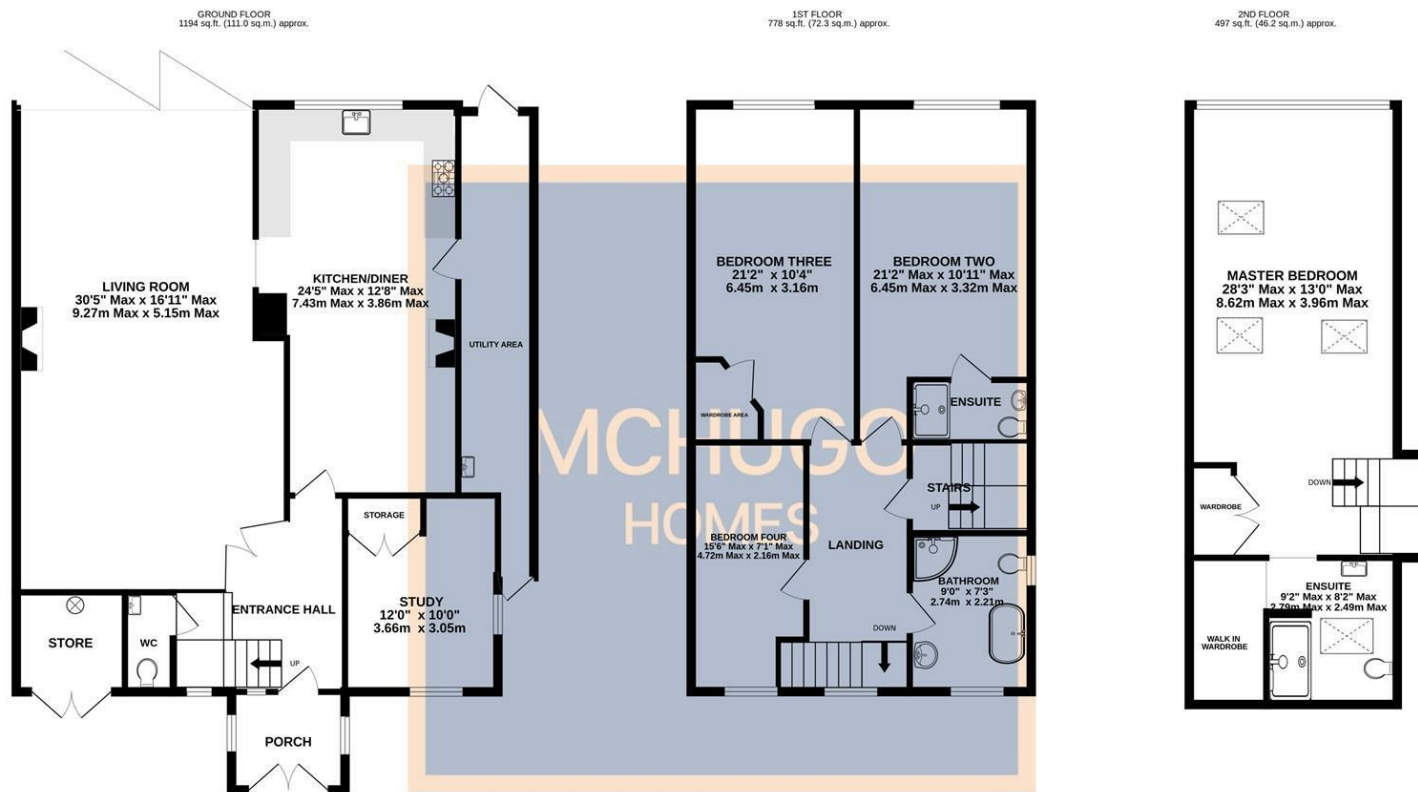
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TOTAL FLOOR AREA : 2470 sq.ft. (229.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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