

**AP MORGAN**



**Linthurst Road, Barnt Green, Birmingham**  
Asking Price £630,000

### Features:

- Immaculately presented end terrace house
- Four good sized bedrooms
- Two sitting rooms
- Modern kitchen
- Family bathroom, en-suite and downstairs w.c
- Beautiful rear garden
- Residential parking and allocated garage
- EPC- D

### Description:

\*\*\*No onward chain\*\*\*

A rare opportunity to acquire a superb four-bedroom property boasting approximately 1,284 sq. ft of accommodation including two reception rooms (one with a wood burning stove) and en suite facility as well as a private rear garden, garage and allocated parking space.

Historically linked to 'Linthurst Court', the former coach house (converted in 2002) is in a picturesque setting of just two other adjoining properties along a meandering driveway on one of Barnt Green's most sought-after locations.

The accommodation comprises: Entrance Hall with under stairs storage cupboard and eye-catching Oriel 'Burdock' full length windows, guest cloakroom, delightful living room with wood burning stove and double patio doors, formal dining room with views of the courtyard and adjoining kitchen with ample space for all appliances and garden access.

The first floor features a master bedroom with airing cupboard and en suite wet shower room, principal guest double bedroom with fitted wardrobe, a further double bedroom, a fourth good sized single bedroom and a family bathroom with bath and shower mixer.

### Improvements

Within the last couple of years, the property has been fitted with triple glazing throughout with attractive green frames and upstairs has been re-carpeted throughout. An efficient wood burning stove has been installed in the living room with additional work undertaken to expose the original brickwork and arch.

### Outside

The property is approached via a meandering drive from Linthurst Road leading to a hedge screened communal parking area with planted beds and surrounded by Victorian walling. The pretty central courtyard forms the entrance to the three dwellings. The property's own private rear garden enjoys a paved seating area which extends to the side and railway sleeper steps ascending to a lawn with fenced boundaries and a range of shrubs.



Parking includes a single garage with electric up and over door, a single allocated parking space and use of the four visitor spaces - all located within the communal parking area.

Located between the ever-popular villages of Barnt Green and Blackwell, the residence is conveniently placed for Blackwell Infants School (with 'Outstanding' Ofsted status), local convenience store, church and the renowned Blackwell Golf Club. The delightful village of Barnt Green lies approximately 1 mile away and provides local shopping facilities, doctor's surgery, two churches, dentists and St Andrew's First School (also with 'Outstanding' Ofsted status). There are many sporting facilities including a cricket club, sailing club and popular sports club (one of the leading racquet clubs in the country) as well as easy access to the M5/M42 motorway links and Birmingham Airport. The picturesque Lickey Hills are just a short distance away offering wonderful walks that enjoy panoramic views over the surrounding countryside.

### **Details:**

#### **Entrance Hall**

**Lounge** 15'8" x 13'10" (4.78m x 4.22m)

**Dining Room** 15'8" x 11'4" (max) (4.78m x 3.45m (max))

**Kitchen** 15'8" x 8'5" (4.78m x 2.57m)

#### **First Floor Landing**

**Master Bedroom** 15'7" x 12'5" (max) (4.75m x 3.78m (max))

**Bedroom Two** 15'5" x 8'9" (max) (4.7m x 2.67m (max))

**Bedroom Three** 10'6" x 6'5" (3.2m x 1.96m)

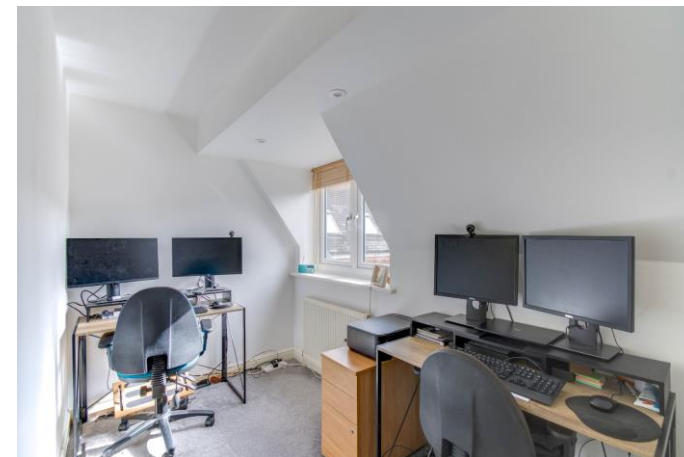
**Bedroom Four** 10'9" x 5'10" (3.28m x 1.78m)

**Bathroom** 6'2" x 6'1" (1.88m x 1.85m)

**En-suite** 6' x 4'9" (1.83m x 1.45m)

**WC** 4'9" x 6'4" (1.45m x 1.93m)

**Garage** 16'1" x 9'4" (4.9m x 2.84m)



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly.

The initial appointment is free and without obligation. Call us on 0121 827 6827, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

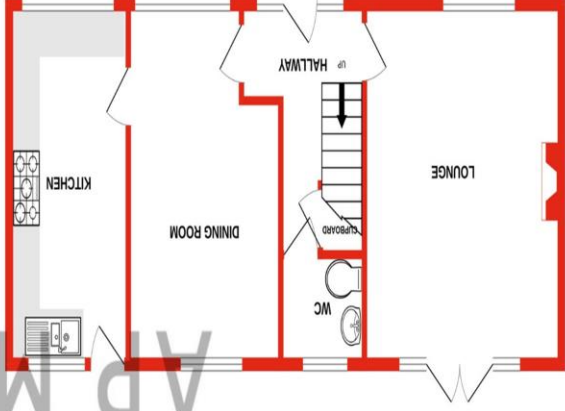
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A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

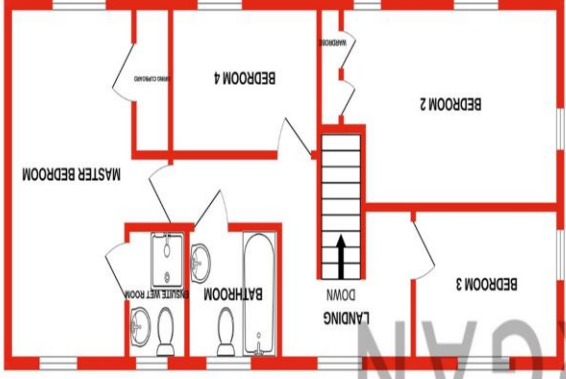
### Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR



1ST FLOOR



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