

**AP MORGAN**



**Linthurst Newtown, Blackwell, Bromsgrove**  
Asking Price £625,000

**Features:**

- Generous detached residence
- Highly regarded semi-rural location
- Four bedrooms & two bathrooms
- Two spacious reception rooms
- Large fitted kitchen
- South facing rear garden
- Versatile brick built outbuilding
- Block paved driveway for multiple vehicles

**Description:**

Situated in the highly sought after, rural village location Of Blackwell, on the outskirts of Bromsgrove town and Lickey Hills. Is this generously laid and thoughtfully extended detached family residence, featuring two bathrooms, two reception rooms and a versatile brick-built garden room/workshop.

The property is set back from the road by a generous block paved driveway with an enclosed porch leading to the front door. Once inside the welcoming interior briefly comprises: Spacious entrance hall, lounge with a feature bay window and log-burning stove, kitchen/breakfast room with attractive quarry tiled floor, sitting/dining room offering French doors to the rear patio, utility room with WC and access to the rear.

Rising upstairs the first-floor landing has doors radiating off to four bedrooms, one of which has an ensuite shower room, a study, and a large family bathroom with a bath and a separate walk-in double shower enclosure.

Moving outside, the property features a beautifully maintained and generous south facing rear garden laid to an initial paved patio seating area, large lawn with well-stocked planted borders and a vegetable garden. The garden also provides an impressive brick-built outbuilding fitted with electrics and internet access, currently used as a workshop and store, offering excellent potential for use as a home office, gym, or bar.

Located in the highly sought-after semi-rural location of Blackwell, Bromsgrove, surrounded by scenic walks. 1.3 miles from Barnt Green train station and amenities. As well as easy access links to Bromsgrove for shops, restaurants, and highly regarded schooling, as well as easy access to the M42.



**Details:**

Porch

Entrance Hall

Lounge 16'11" x 11'9" (5.16m x 3.58m)

Kitchen Breakfast Room 23'4" x 8'9" (max) (7.1m x 2.67m (max))

Utility Room 5'2" x 4'7" (1.57m x 1.4m)

WC

Sitting Room 8'9" x 10'4" (2.67m x 3.15m)

Dining Room 9'4" x 10'8" (2.84m x 3.25m)

Workshop 22'6" x 14'3" (6.86m x 4.34m)

Garden Store 13'3" x 10'2" (4.04m x 3.1m)

First Floor Landing

Master Bedroom 13'9" x 11'11" (max) (4.2m x 3.63m (max))

Bedroom Two 16'4" x 9' (max) (4.98m x 2.74m (max))

Bedroom Three 12'2" x 7'11" (3.7m x 2.41m)

Bedroom Four 8'1" x 7'4" (2.46m x 2.24m)

Study 5'7" x 7'9" (1.7m x 2.36m)

Ensuite 5'10" x 5'6" (1.78m x 1.68m)

Bathroom 9'4" x 8'6" (2.84m x 2.6m)

EPC Rating: D

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on  
01527 910 300.



## 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 01527 910 300, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

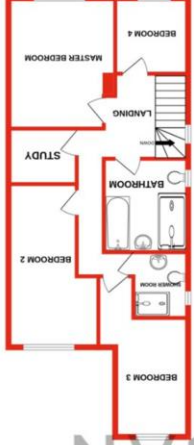
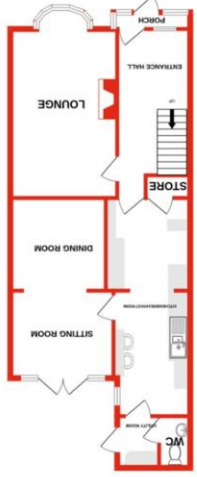
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

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.



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1ST FLOOR  
691 sq. ft. (64.2 sq.m.) approx.

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