

AP MORGAN



Tutnall Grange, Tutnall, Bromsgrove
Asking Price £850,000

Features:

- Executive detached family residence
- Set within a private courtyard in desirable location
- Five bedrooms & cinema room
- Three reception rooms
- Contemporary fitted kitchen/breakfast room
- Modern family bathroom, 2 en-suites & W/C
- Semi-rural location with outlook over open fields
- Triple garage and block paved driveway

Description:

Nestled on the periphery of a small and exclusive development, this substantial detached home offers a truly idyllic living experience with breathtaking open views. Meticulously updated by its current owners, the residence provides exceptional family accommodation characterized by contemporary interiors and a thoughtfully designed enclosed rear garden.

Spanning two floors, the house encompasses five bedrooms, a recently refitted family bathroom, two en-suites, and versatile reception rooms tailored to meet the demands of a modern family.

As you enter the property, a spacious reception hall serves as the focal point, offering access to all ground floor spaces. The formal lounge to the front features a stylish fire with surround and large floor-to-ceiling windows that help flood the room with natural light.

At the heart of the home lies the impressive open plan kitchen/dining/family room—a hub designed for both daily living and entertaining. The kitchen showcases a stunning monochromatic design with quartz stone worktops and top-of-the-line appliances, including a Franke sink with a boiling water tap, double oven, microwave, coffee maker, dishwasher, and wine cooler. The central island incorporates an induction hob and breakfast bar providing a perfect space for casual dining. Throughout this area, Kardean flooring enhances the seamless flow into the dining and family spaces. The dining area, originally a separate room, offers flexibility and can be restored to provide a more formal dining room if desired.

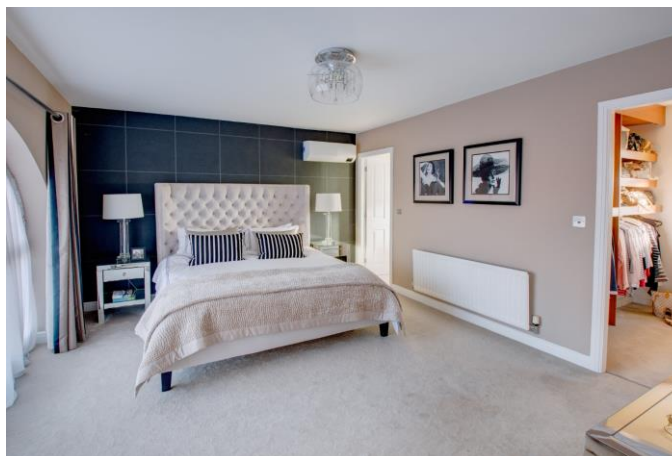
Completing the ground floor are a convenient laundry room and a guest cloakroom.

Ascend to the upper floor to discover the air-conditioned master suite, featuring a dressing room and a tastefully fitted en-suite shower room. The guest bedroom also boasts an en-suite and built-in wardrobes. Additionally, there are two more bedrooms along with a single bedroom and a stylishly appointed house bathroom with a double shower cubicle and contemporary shower tower.

Externally, the property is set within an ornate block-paved courtyard. A triple garage with a wrought-iron style staircase leads to a generously proportioned area above, ideal for a games/playroom/home office. Several homes in the development have created self-contained annexes, and an electric vehicle (EV) charge point has been installed by the current owner, reflecting a commitment to sustainability.

The east-facing garden is a haven, overlooking open fields and adorned with a lush lawn, patio area, and a decked terrace positioned to capture the evening sun. Wildlife abounds in the neighbouring fields, offering glimpses of deer, sheep, and a variety of flora and fauna.

This property seamlessly combines contemporary luxury with the tranquility of its surroundings, presenting an exceptional opportunity for discerning homeowners seeking a residence that harmonizes modern living with natural beauty.



Tutnall Grange is a small, exclusive development built by Redrow Homes in 2004 to a high specification using quality fixtures and fittings throughout. It occupies a delightful and rural setting just a few miles from the village of Barnt Green and the market towns of Bromsgrove and Redditch, whilst the villages of Tardebigge, Blackwell and Alvechurch lie close at hand, together with doctors' surgeries, dentists, shops, gyms and plenty of country pubs and restaurants. Education is well provided for and there is schooling for children of all ages including the renowned Bromsgrove School.

Details:

Entrance Hall

Ground Floor W/C

Lounge 19'8" x 14'1" (6m x 4.3m)

Kitchen/Family Room 25'3" x 21'8" both max (7.7m x 6.6m both max)

Dining Room 9'10" x 11'2" (3m x 3.4m)

Utility Room 9'10" x 4'11" (3m x 1.5m)

Triple Garage 27'7" x 18'5" (8.4m x 5.61m)

First Floor Landing

Master Bedroom 15'9" x 12'2" (4.8m x 3.7m)

En-suite Shower Room 7'2" x 8'2" (2.18m x 2.5m)

Walk in Wardrobe

Bedroom Two 11'2" x 13'9" (3.4m x 4.2m)

En-suite Shower Room

Bedroom Three 12'2" x 8'3" (3.7m x 2.51m)

Bedroom Four 11'10" x 8'3" (3.6m x 2.51m)

Bedroom Five 10'2" x 7'3" (3.1m x 2.2m)

Family Bathroom 8'3" x 8'2" (2.51m x 2.5m)

Cinema/Games Room 27'3" x 14'1" (8.3m x 4.3m)

EPC Rating: C

Council Tax Band: G (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

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



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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

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.

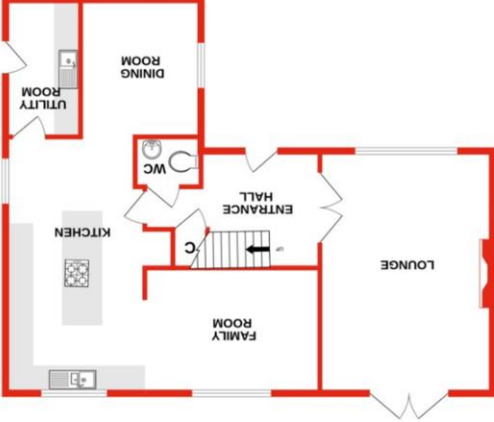
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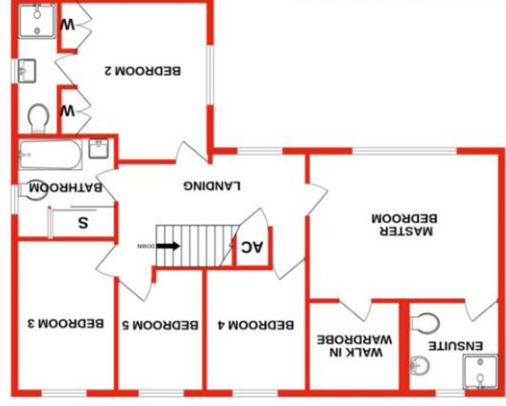
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GROUND FLOOR

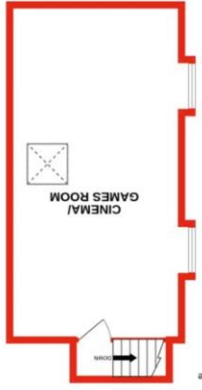
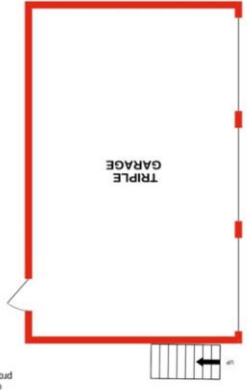


1ST FLOOR



TOTAL FLOOR AREA 1,219.0 sq.m (approx.)

Which every landlord has been made to ensure the accuracy of the diagram 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 efficacy can be given. Made with Metropix ©2024



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