



£1,400,000 Guide Price

Bittell Road, Barnt Green, Birmingham, B45

Detached House | 4 Bedrooms | 3 Bathrooms

0121 249 6207

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Step Inside

Key Features

- Over 5000 Sq.Ft.
- Stunning Views From One Of Barnt Greens Finest Plots
- Gym
- Detached Triple Garage
- Billiards Room
- Beautiful Traditional Character Property
- Privately Gated Driveway
- Heated Outdoor Swimming Pool

Property Description

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Main Particulars

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Ideally located less than a mile from the highly sought-after Barnt Green village, Reservoir Cottage exudes class and sophistication, with almost 5500 square feet of luxury living space that boasts a leisure complex, detached garages and separate annex.

A quite spectacular approach to the property immediately sets the tone for this awe-inspiring plot. Accessed via bespoke automatic wrought iron gates that lead up to a stunning block-paved parking courtyard that is centred around a feature water fountain. A detached double garage with storage room above is positioned to the left of the main house and further iron gates offer access to the rear grounds.

You are welcomed into the property via a pretty storm porch offering a useful guest cloak room and downstairs W/C. From here, you enter the first reception hall, where doors radiate to each of the magnificent reception rooms.

Sitting Room: (23'5" x 16'5")

A feature dual-sided, stone fireplace and traditional timber ceiling beams offer immense character to this first reception room. Directly ahead, natural light floods in through the garden room and an open tread staircase rises to the first floor landing area, where three of the four bedrooms are located. The living space flows effortlessly into the open plan sitting room, with dual aspect windows letting in abundance of natural light and a doorway leads into;

Drawing Room: (20'7" x 21'10")

Traditional timber beams are continued through to the drawing room and are complemented by the feature fireplace and Wainscote panelled walls to make this a charming and revered room for entertaining. This bright and spacious room enjoys views of the front and rear gardens and a second open tread staircase rises to a small landing area where the fourth bedroom with en-suite bathroom is located, creating an excellent suite of rooms for visiting guests or relatives.

Games Room: (26'9" x 18'7")

One of Reservoir Cottage's most outstanding features is this magnificent and luxurious entertaining space perfect for large gatherings. The games room boasts incredible high vaulted ceilings and a stunning inglenook fireplace with a rough-hewn Oak bressummer beam over. The large ornate log burner adds further charm and triple aspect windows flood the room with surplus natural light.

Dining Room: (15'1" x 15'1")

The large formal dining room is grand in feel and the perfect space for more formal entertaining and dining occasions. This dual-aspect room is flooded with natural

light with four arched windows providing lovely views and there is also an exposed brick feature wall.

Kitchen: (20' x 9'11")

The well-fitted kitchen is dual aspect with views to the gardens. Fitted with a comprehensive range of farmhouse style floor and wall mounted cupboards there are complimenting granite worksurfaces with splashbacks. A wooden beam to the ceiling with downward support provides a superb, rustic feature and ties the kitchen together perfectly. There is a full glass panel door out to the rear terrace.

Garden Room: (19' x 16'7")

The large garden room is a wonderful room to relax and enjoy the garden all year round. With its fully glazed roof and French doors that open to the patio terrace, this is a great spot for alfresco dining or enjoying the sunshine.

Leisure Facilities:

There are superb leisure facilities at Reservoir Cottage. As well as the heated outdoor swimming pool with its expansive patio terrace area, the pool house offers a sizeable and well-equipped home gym, changing room facilities with a WC and wash hand basin and a sauna with a shower.

Grounds:

Reservoir Cottage sits in an elevation position, upon 2 acres of private land that is accessed directly from Bittell Road via a stunning gated entrance. Beyond the properties substantial plot, a further 2.85 acres of land is also available to purchase, should potential purchasers wish to have access and use of these beautifully quaint fields, rising into the hills and offering spectacular views over the Lower Bittell Reservoir.

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 a train station. Reservoir Cottage itself is located approximately 0.9 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 10.7 miles away (less than 30 minutes on the train from Barnt Green). Further local schooling includes Blackwell Infants School, Lickey End First School, Alvechurch First and Middle School, North and South Bromsgrove High as well as Bromsgrove Independent School.

PLANNING PERMISSION AND BUILDING REGULATIONS Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PROPERTY TO SELL?

To purchase this property, if you would need to sell your existing home, please do not hesitate to contact The Gold Collection. We would be pleased to discuss your homes current market value, our fees and full range of marketing services with you.



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