



£1,000,000 Offers In Excess Of

Icknield Street, Kings Norton, Birmingham, B38 0EP

Detached House | 5 Bedrooms | 3 Bathrooms

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Step Inside

Key Features

- 5 Bedroom Detached Country Property
- Stunning 1.5 Acre Plot
- Privately Accessed Annexe
- Gym
- Home Office
- 4 Receptions
- Double Garage
- Expansive Privately Gated Driveway

Property Description

The Gold Collection is proud to offer to market this charming 5 bedroom detached country home, conveniently located in a semi rural setting just 5 minutes drive from Wythall and boasting 1.5 acres of stunning mature gardens. If you are looking for a large family home that also benefits from a privately accessed annexe, East Worcestershire Farmhouse is a truly unique opportunity not to be missed!

Main Particulars

Nestled within approximately 1.5 acres of mature picturesque landscape, this spacious detached residence offers versatile living arrangements alongside an independent annexe, all within a serene rural setting. Boasting modern amenities such as UPVC double glazing and LPG fired heating, the property features a gated front driveway ensuring both privacy and security.

Upon entry, you are greeted by a welcoming reception hallway adorned with cornice coving and illuminated by natural light pouring in from the side double glazed window. From here, the hallway branches off into various living spaces, including a large living room with adjoining conservatory, a charming dining room featuring a fireplace with a wood-burning stove and a beautifully renovated open plan kitchen diner.

MODERN BREAKFAST KITCHEN (17'10" x 15'7")

The heart of the home lies in the modern breakfast kitchen, tastefully refitted with solid wood units and equipped with integrated appliances. Having ceramic tiled floor, central heating radiator and being refitted with a modern range of solid wood wall, drawer and base mounted storage units with work surfaces over incorporating a central island, sink and drainer, halogen hob with extractor over, integrated electric double oven, complementary ceramic wall tiles, space for dishwasher and refrigerator, UPVC double glazed windows and doors give access to the rear garden and a further door opens into lobby leading to tradesmans entrance, access to ground floor WC and utility.

LOUNGE (20'6" x 11'10")

This cosy and spacious lounge is brimming with traditional character, with cornice coving to the ceiling and feature fireplace with inset cast iron hearth. The generously sized lounge offers ample space for relaxation and entertainment, enhanced by its seamless transition into the inviting conservatory. With its panoramic views of the landscaped gardens, the conservatory serves as a tranquil retreat.

FRONT RECEPTION

This generously sized front reception room offers tremendous versatility and can be easily adapted into another living room, formal dining room or children's playroom. With a large bay window to the front and a traditional feature fireplace, the front reception is a fun entertaining space that is currently utilised as a bar and games room.

FIRST FLOOR

Venturing upstairs, the first floor hosts the principle bedroom complete with an ensuite shower room and fitted wardrobes, along with three further bedrooms and a family bathroom—all meticulously designed to ensure comfort and functionality.

PRINCIPLE BEDROOM (20'0" x 18'7" max)

A tremendously spacious offering, the principle bedroom suite features triple aspect views from its double glazed windows to the front, rear and side.

PRINCIPLE ENSUITE SHOWER ROOM

Having recessed ceiling spot lights, heated towel rail, shower enclosure, wash basin in vanity unit, low level WC, complementary ceramic wall tiles, ceramic tiled floor and double glazed window to the rear.

BEDROOM 2 (13'10" x 11'6")

A good sized double bedroom , having a double glazed window to the rear to enjoy the stunning views of the garden, ceiling light point and central heating radiator.

BEDROOM 3 (13'0" x 12'0")

Another generously proportioned double bedroom with double glazed window to the front aspect, ceiling light point and central heating radiator.

BEDROOM 4 (9'0" x 9'0")

Having double glazed window to the front, ceiling light point and central heating radiator.

FAMILY BATHROOM

A beautiful and spacious bathroom suite that has been recently renovated. Having recessed ceiling spot lights, heated towel rail, shower enclosure, bath, pedestal wash hand basin, low level WC, complementary ceramic wall tiles, ceramic tiled floor and double glazed window to the rear.

ANNEXE

LOUNGE (19'6" x 10'10")

Having double glazed bay window with views over gardens, sliding patio doors to conservatory, three wall light points, night storage heaters, feature fireplace with inset electric stove and open access into

KITCHEN (8'0" X 6'6")

Having recessed ceiling spot lights, wall and base units with work surface over incorporating sink and drainer, space for electric cooker, dishwasher and fridge freezer, ceramic wall and floor tiles and double glazed window to the side

BEDROOM (14'3" x 12'0")

Having double glazed bay window to the front, ceiling light point storage heater and built in wardrobes.

ANNEXE BATHROOM

Having low level WC, shower, pedestal wash basin, heated towel rail, full height ceramic wall tiles and ceiling light point.

EXTENSIVE LANDSCAPED GARDENS

With sweeping lawns, mature flower, shrub and herbaceous borders this delightful mature rear garden offers open views and a sense of space with privacy, there is an attractive natural garden pond with water feature, extensive gravel patio area, wooded section with mature fruit trees, greenhouse, timber shed and wood store

DOUBLE GARAGE (19'3" x 18'0")

Having light and power, courtesy door to utility and double wooden doors to the front driveway. The double garage offers surplus storage space to the property and ample space for large family cars.

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.

THE CONSUMER PROTECTION REGULATIONS The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

PROPERTY TO SELL? If in order to purchase this property you wish to sell your existing home, please do not hesitate to contact Black and Golds Estate Agents who would be pleased to discuss its current market value, our fees and services with you.



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