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Registered Office: 18 High Street, Bromsgrove, Worcestershire, B61 8HQ



Allan Morris

estate agents



Bilberry Grange, 26 Fiery Hill Road, Barnt Green, B45 8LG

The house stands in private gated landscaped grounds of approximately 1.69 acres, within walking distance of the railway station and village centre and has accommodation amounting to approx 5,200 square feet, including the garage/gym, having six en suite double bedrooms, four reception rooms and fitted kitchen & breakfast room.



Offers in the region of £1,700,000 'No Upward Chain'

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OUTSIDE

PARKING

The property is approached from Fiery Hill Road over a private tarmac driveway, from which remote controlled double ornate gates open to the block paved driveway to the front of the house, providing off-road parking for several cars. A block paved driveway leads around the front garden and to the side of the house, from where a gate opens to the rear garden and paddock.

GROUND

The house stands in a plot of approximately 1.69 acres, part of which is in green belt to the rear and has been landscaped to form delightfully private grounds, including a large paved terrace across the rear of the house, beyond which is an ornamental stream and pond. To the side there is a large decked terraced. The garden extends to the side of the house, where there is a GARDENERS’ TOILET.

GENERAL INFORMATION

TENURE

The vendor advises us that the property is FREEHOLD. Allan Morris & Peace Limited would stress that they have not checked the legal documentation to verify the status of the property and would advise the buyer to obtain verification from their solicitor.

COUNCIL TAX BAND: H

(Bromsgrove District Council)

EPC RATING: C

(Energy Performance Certificate)

DIRECTIONS

From Barnt Green proceed along Hewell Road, under the railway bridge and turn immediate right into Hewell Lane. At the top of the road turn left into Fiery Hill Road and left again after a short distance into the private drive, where the property will be found at the end on the left.

AMP: 2133/D1

**Bilberry Grange
26 Fiery Hill Road
Barnt Green
Worcestershire
B45 8LG**

GENERAL DESCRIPTION

This substantial family home was built in 2005 by ‘Rowland Jones’ to a high specification. The house stands in a plot of approximately 1.69 acres and is conveniently located for commuting to Birmingham and the national motorway network and is within walking distance of the railway station and amenities of the village centre.

The accommodation amounts to approximately 5,200 square feet over three floors, including the garage/gym, is double glazed, has gas-fired under floor heating to the ground floor and radiators to the first and second floors. The spacious and flexible accommodation briefly comprises:

Ground Floor

A grand entrance hall with an impressive central staircase to the first floor and a fitted cloakroom off; study; family room; lounge; dining room; fitted kitchen and breakfast room; utility room; and a laundry to the rear of the triple garage/gym.

First Floor

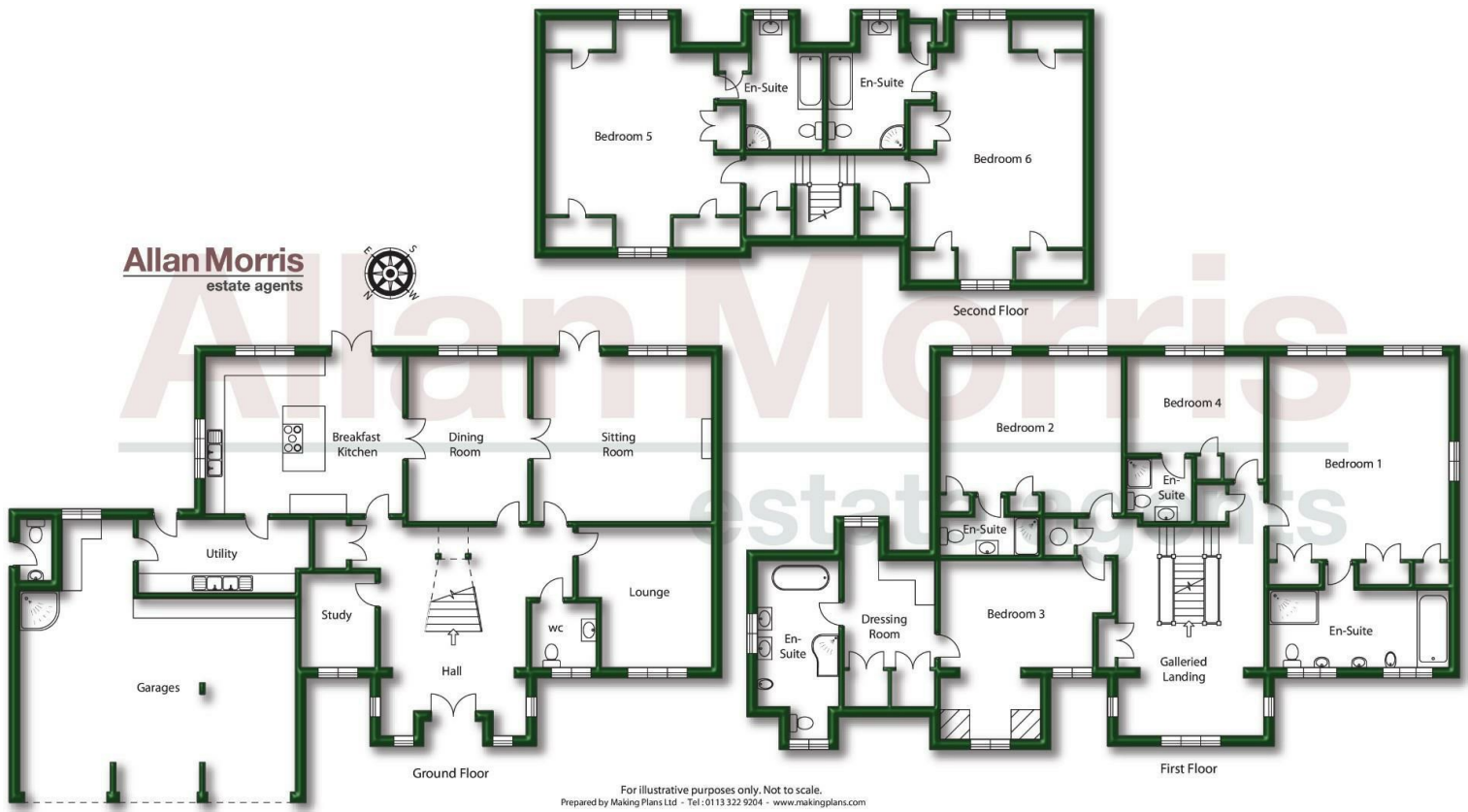
A gallery landing with sitting area; master bedroom with luxury en-suite bathroom; guest bedroom with en-suite dressing room/study and an en-suite bathroom; and a further two double bedrooms, both with en-suite shower rooms.

Second Floor

A landing with two built-in closets; and two double bedrooms, both with en-suite bathrooms.

Outside

The house stands in private landscaped grounds of approximately 1.69 acres and is approached from the private driveway via ornate gates. To the front there is block paved parking for several cars and there is a triple integral garage which is heated, has tiled flooring and a luxury shower/sauna enabling it to be utilised as a gym.



**Viewing is strictly by prior appointment via:
Allan Morris & Peace, Mid Worcestershire to South Birmingham Hub
Telephone: 0121 445 5209 or 01527 874646 or 01905 797755
or Email: ampsales@allan-morris.co.uk**

IMPORTANT INFORMATION

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property.

MEASUREMENTS - Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully.

FIXTURES AND FITTINGS - Only those items specifically mentioned in these details are included in the sale price.

SERVICES - The mention of any services and/or appliances does NOT imply their full and efficient working order, as they have NOT been tested by Allan Morris.

Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these details.

We reserve the right to check the identity of vendors and purchasers to comply with money laundering regulations.

LETTINGS If you would like to rent your property out, or alternatively rent a property from us, contact our Letting Department on 01905 770400.

VIEWING - By appointment with Bromsgrove office at 18 High Street, or telephone **01527 874646**.
Open Monday to Friday 9.00am to 5.30pm and Saturdays 9.00am to 4.00pm.



The property more particularly comprises:

An open porch with twin double glazed doors opening to the WELCOMING RECEPTION HALL having an imposing central staircase to the first floor, two double glazed windows to the front, double glazed windows to both sides, tiled flooring, telephone points, video intercom to the entrance gates, doors to study, kitchen, dining room, lounge and family room. Smoke alarm, a built-in cloaks cupboard with double doors, twelve inset ceiling spotlights and a door to:

CLOAKROOM

having a white low flush w/c and wash hand basin set on a washstand, tiled dado and flooring, chrome towel rail radiator, an opaque double glazed window and two inset ceiling spotlights.

STUDY 9'0" x 7'6" (2.74m x 2.29m)

Having a double glazed window to the front, four telephone points and four inset ceiling spotlights.

FAMILY ROOM 14'0" 12'8" (4.27m 3.86m)

(Measurements include recess) having a double glazed window to the front, t.v. aerial point, hi-fi speaker points, two inset ceiling speakers, telephone points and six inset ceiling spotlights.

LOUNGE 17'10" x 16'6" (5.44m x 5.03m)

Having a stone fireplace with coal effect gas fire, double glazed window to the rear, twin double glazed doors opening to the garden terrace, eight telephone points, hi-fi speaker point, two inset ceiling speakers, fifteen inset ceiling spotlights and glazed double doors opening to:

DINING ROOM 16'6" x 12'0" (5.03m x 3.66m)

Having a double glazed window to the rear, two telephone points, hi-fi speaker point, two inset ceiling speakers, ten ceiling spotlights and glazed double doors opening to:

FITTED KITCHEN & BREAKFAST ROOM 19'10" x 15'8" (6.05m x 4.78m)

(Measurements include units) having been fitted with a 'Poggenpohl' kitchen range briefly comprising: base and wall units with concealed lighting over granite work surfaces, twin inset sinks, integrated dishwasher, combination microwave/oven and a coffee maker, recess for an 'American' style fridge/ freezer and a large island unit with granite top, built-in oven and a cookerhood with lighting over a five ring gas hob. Tiled flooring, double glazed windows to side and rear, twin double glazed doors to the garden terrace, recessed wall mounting for t.v., hi-fi point, two ceiling speakers, twelve ceiling spotlights and a door to:

UTILITY ROOM 16'0" x 6'0" (4.88m x 1.83m)

(Measurements include units) having base and wall units with concealed lighting over the granite work top, twin inset sinks and integrated fridge, washing machine and tumble dryer. Tiled flooring, double glazed door to the rear, extractor fan, six inset ceiling spotlights and a door to:

LAUNDRY AREA

having base and wall units with recess for washing machine and tumble dryer, double glazed window to the rear, wall-mounted gas-fired boiler, radiator, tiled flooring, four inset ceiling spotlights, a fluorescent strip ceiling light point and opening to:

TRIPLE GARAGE / GYM 27'10" x 26'6" (8.48m x 8.08m)

(Measurements include units & exclude laundry area) having a range of base and wall units fitted across the rear wall, tiled flooring, a large radiator fitted on both side walls, three remote controlled up-and-over doors to the front, light and power points.

From the reception hall, the staircase with ornate balustrades leads up to a mezzanine landing, from which the stairs continue off to both sides to the FIRST FLOOR GALLERY LANDING having a central staircase to the second floor, single panel radiator, doors to the main bedroom, bedrooms two, three and six, two smoke alarms, a built-in closet, twelve inset ceiling spotlights and a seating area with double glazed window to the front and double glazed windows to both sides.

MAIN BEDROOM 19'8" x 18'0" (5.99m x 5.49m)

(Measurements exclude wardrobes) having two built-in double wardrobes, one built-in single wardrobe, two double glazed windows to the rear, a double glazed window to the side, telephone point, hi-fi speaker point, two inset ceiling speakers, ten inset ceiling spotlights, a ceiling light point and a door to:

EN SUITE BATHROOM

Having a white suite comprising: a low flush w/c; bidet; twin wash hand basins set on wash stands; a spa bath; and a large shower cubicle. Tiled walls and flooring, two opaque double glazed windows, a chrome towel rail radiator, integrated t.v. over bath, large wall mirror, extractor fan, inset ceiling speaker and eight inset ceiling spotlights.

BEDROOM TWO 18'0" x 17'8" (5.49m x 5.38m)

(Maximum measurements including dormer) having a double glazed dormer window to the front, a double glazed window to the front, two double panel radiators, telephone point, hi-fi pint, two inset ceiling speakers, wall light point, eleven inset ceiling spotlights and a door to:

DRESSING ROOM & STUDY 12'4" x 9'4" (3.76m x 2.84m)

(Measurements exclude wardrobes & dormer) having two built-in double wardrobes, a fitted corner desk unit, a double glazed dormer window to the rear, double panel radiator, telephone points, access hatch to loft, six inset ceiling spotlights and a door to:

EN SUITE BATHROOM

having a white suite comprising: A low flush w/c; bidet; twin wash hand basins set on vanity units; a bath tub; and a shower cubicle. Part tiled walls, tiled flooring, an opaque double glazed dormer window to the front, opaque double glazed window to side, chrome towel rail radiator, extractor fan and six inset ceiling spotlights.

BEDROOM THREE 18'0" x 13'6" (5.49m x 4.11m)

(Measurements exclude wardrobes & door recess) having two built-in single wardrobes, two double glazed windows to the rear, two double panel radiators, telephone points, hi-fi speaker point, an inset ceiling speaker, two ceiling light points and a door to:

EN SUITE SHOWER ROOM

Having a white suite comprising: A low flush w/c; a wash hand basin set on a wash stand; and a shower cubicle. Tiled walls and flooring, a chrome towel rail radiator, single panel radiator, extractor fan and three inset ceiling spotlights.

BEDROOM FOUR 14'0" x 9'6" (4.27m x 2.90m)

(Measurements exclude wardrobe & door recess) having a double glazed window to the rear, a built-in single wardrobe, telephone points, hi-fi speaker point, ceiling light point and a door to:

EN SUITE SHOWER ROOM

Having a white suite comprising: a low flush w/c; wash hand basin; and shower cubicle. Tiled walls and flooring, radiator, extractor fan and ceiling light point.

From the landing, the stairs with ornate balustrades lead up to the SECOND FLOOR LANDING having two built-in closets and a ceiling light point.

BEDROOM FIVE 23'6" x 17'0" (7.16m x 5.18m)

(Measurements include dormers, wardrobe & recess) having double glazed dormer windows to front and rear, three eaves storage cupboards, a built-in double wardrobe, two double panel radiators, telephone points, hi-fi speaker point, two inset ceiling speakers, ten inset ceiling spotlights and a door to:

EN SUITE BATHROOM

Having a white suite comprising: a low flush w/c; wash hand basin set on a wash stand; panelled bath; and shower cubicle. Part tiled walls, tiled flooring, chrome towel rail radiator, single panel radiator, opaque double glazed window, extractor fan and five ceiling spotlights.

BEDROOM SIX 23'6" x 16'10" (7.16m x 5.13m)

(Measurements include dormers, wardrobe & recess) having double glazed dormer windows to front and rear, three eaves storage cupboards, a built-in double wardrobe, two double panel radiators, telephone points, hi-fi speaker point, two inset ceiling speakers, thirteen inset ceiling spotlights and a door to:

EN SUITE BATHROOM

Having a white suite comprising: a low flush w/c; wash hand basin set on a wash stand; panelled bath; and a shower cubicle. Part tiled walls, tiled flooring, chrome towel rail radiator, single panel radiator, opaque double glazed window, an eaves store cupboard, extractor fan and five ceiling spotlights.