



Portland House

LINTHURST NEWTOWN
BLACKWELL

OFFERS OVER
£650,000





Five Bedroom Detached Traditional Style House

Description.

An exemplary five bedroom, three storey, 'traditional style' contemporary home built to exacting standards by local developer 'Fletcher Homes' and due to be completed in late 2021. The luxury family residence enjoys approximately 2,000 sq. ft of accommodation including a stunning open plan kitchen/dining/family room with high quality appliances, living room with log burner, underfloor heating on the ground floor, three wash rooms, heated garage as well as a 10 year warranty. The property occupies a prime position upon one of Blackwell's most sought after roads just half a mile from an 'Outstanding' Ofsted rated first school.

The under floor heated ground floor accommodation comprises: Entrance hall with oak staircase, under stairs storage cupboard and guest WC, south facing lounge with multi fuel burning stove and a stunning open plan kitchen/dining/family room. This vast room is perfect for both entertaining and modern family living and includes a high quality 'Elgar' kitchen suite, breakfast bar, utility cupboard with washing machine and dryer included and the added benefit of bi-folding doors onto the garden and electronic Velux windows.

Kitchen Technical Specification

- In-ceiling speakers
- 'Stone & Earth' quartz worktops
- Boiling water tap
- NEFF 'slide & hide' oven and microwave
- Induction hob
- Caple extractor fan
- Dishwasher
- Integrated fridge/freezer
- Wine cooler



The exquisite oak staircase with glass balustrade and low level lights ascends to the first floor and provides access to a superb principal guest bedroom with fitted wardrobes and en suite shower room, further double bedroom with fitted wardrobes, two bedrooms overlooking the garden and house bathroom. The second floor features a magnificent master bedroom suite complete with en suite shower room and generous storage cupboard.

All bathrooms feature porcelain tiles with a marbling design, contemporary sanitary ware and illuminated mirrors.

Externally, the property enjoys a beautiful rear garden with patio al fresco dining area, raised lawn edged with bespoke oak sleeper wall, planted borders, fenced boundaries and gated access along both sides of the house. The block paved driveway at the front provides parking for multiple vehicles as well as access to the heated garage with electric door.

The property benefits from a fully integrated alarm system for smoke, fire and intruder.

Please note: All photographs (except the garden) were taken at the neighbouring property, Hunter House, which is identical except the presence of a bay window in the lounge. The computer generated image of the front elevation is indicative only. Decorative finishes and fixtures do not represent the current state of Portland House.

Location: Located between Barnt Green and the market town of Bromsgrove, the delightful and highly regarded community of Blackwell provides a range of local amenities including local convenience store, St Catherine's Church, popular 'Outstanding' Ofsted Rated First School, members Club and a renowned Golf Club.

The neighbouring village of Barnt Green (approximately 1 mile away) offers a wider variety of amenities including another 'Outstanding' Ofsted rated First School, train station (direct to Birmingham New Street) and is conveniently located for many fine walks including the 525 acre Lickey Hills Country Park. There is easy access to M5/M42 motorway links, Birmingham Airport and Birmingham City Centre is approximately 12.8 miles away.



Room Dimensions.

Living Room: 14' 5" x 11' 6" (max) (4.41m x 3.52m)

Kitchen/Diner: 16' 10" (max) x 23' 8" (max) (5.15m x 7.22m)

WC 3' 4" x 5' 2" (1.04m x 1.59m)

Garage: 16' 3" x 7' 9" (4.96m x 2.37m)

Stairs To First Floor Landing

Bedroom Two: 14' 8" (max) x 10' 7" (4.48m x 3.24m)

En Suite: 6' 4" x 6' 11" (max) (1.95m x 2.13m)

Bedroom Three: 11' 6" x 10' 4" (3.52m x 3.16m)

Bedroom Four: 11' 6" (max) x 8' 2" (3.53m x 2.51m)

Bedroom Five: 7' 8" x 10' 1" (max) (2.36m x 3.09m)

Bathroom: 7' 8" x 7' 4" (max) (2.35m x 2.26m)

Stairs To Second Floor Landing

Bedroom One: 20' 9" x 13' 9" (6.34m x 4.21m)

En Suite: 8' 9" (max) x 9' 6" (2.69m x 2.92m)

Storage: 4' 11" x 9' 6" (1.50m x 2.92m)







EPC: B

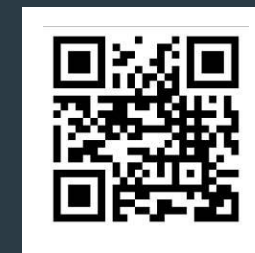
COUNCIL TAX BAND: TBC

TENURE: Freehold

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For more information on this house or to
arrange a viewing please call the Barnt Green
office on:

0121 447 8300

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Alternatively, you can scan below to view all
of the details of this property online.

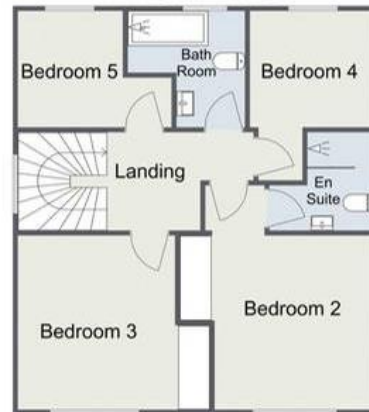


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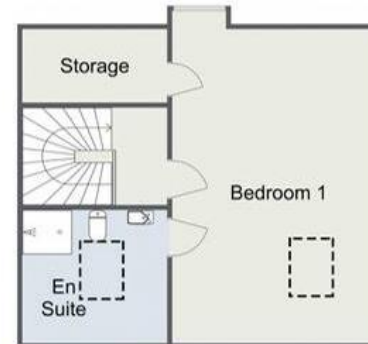
Ground Floor



First Floor



Second Floor



Grand Total Area Including Garage (External Measurements): 186.8 sq. m (2,010.69 sq. ft)

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

Please read the following: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.