



The
LEE, SHAW
Partnership

314 Barnett Hill
Worcester Road, Clent, DY9 0EF



MODERN STYLISH CONTEMPORARY

A beautifully renovated and modernised family home, 314 Barnett Hill is a charming property that is ready to move straight into. Ideally positioned between the popular villages of Clent, Belbroughton and Blakedown, it enjoys convenient access to a wide range of local amenities, including a GP surgery, a selection of welcoming pubs and eateries, a post office and well-regarded primary schools. For commuters, Blakedown train station provides direct rail links to Worcester and Birmingham, while the nearby motorway network is easily reached by car.

The property has undergone a comprehensive renovation in recent years, including new electrics, windows and doors, as well as a thoughtfully landscaped garden. The result is a stylish and comfortable home that blends modern finishes with a warm, inviting feel. New PVCU finish double glazing has been installed and a new electric radiator heating system.

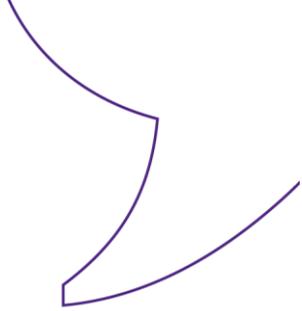
BRIGHT SPACIOUS LIVING

The property is approached via a gated stone-chipped driveway providing parking for multiple vehicles, with a lawned frontage, side access to the rear garden and an attractive oak porch with pitched roof creating a welcoming first impression.

Inside, the home opens into a bright and spacious reception room featuring two double-glazed windows to the front, two central heating radiators and a charming feature fireplace with a log burner. Bi-fold doors at the rear allow natural light to flood the space while providing direct access to the garden. Stairs rise to the first-floor landing with a useful understairs storage cupboard, and doors lead through to the remaining ground floor accommodation.







PRACTICAL FAMILY HOME

The well-appointed kitchen diner is both practical and sociable with vaulted ceiling and newly fitted with a range of wall and base units with work surfaces over and a sink with drainer. Integrated appliances include a fridge freezer and dishwasher, along with a washing machine and tumble dryer.

There is ample space for a dining table and chairs, while bi-fold doors open directly onto the garden and a further door provides convenient side access. Also, on the ground floor the guest cloakroom with a wash hand basin and heated towel radiator.





BEAUTIFUL DESIGNED RESIDENCE



Upstairs, the first-floor landing leads to three bedrooms and a modern family shower room. The principal bedroom enjoys a striking Vaulted ceiling with apex window to the rear, allowing plenty of natural light and views towards the garden, it benefits from an en-suite fitted with tiled flooring and splashback areas, a heated towel radiator, low-level W.C., wash basin and a shower with both handheld and drench shower heads.



Bedroom two overlooks the front of the property, while bedroom three also features a window to the front and includes loft access via hatch. The family shower room is stylishly appointed with an obscured window to the front, heated towel radiator, low-level W.C., wash hand basin and a corner shower cubicle fitted with both handheld and drench shower heads.





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WE SELL HOMES.**



PRIVATE TRANQUIL RELAX

Externally, the landscaped rear garden is a wonderful space for relaxing or entertaining, featuring a large paved patio area, lawn and established borders, all enclosed by fencing.

The garden enjoys lovely views across the surrounding countryside, providing a peaceful and picturesque backdrop to the outdoor space.

The property also benefits from a garage/gym fitted with an electric roller shutter door to the front, French doors to the rear and an additional side access door, providing both storage and flexible use.



Additional information:

Tenure: freehold

Construction: conventional brickwork with pitched tiled roof

Services: mains electricity, water. Drainage is private to its own treatment plant. Heating is via electric radiators and log burner.

Broadband and mobile coverage: <https://checker.ofcom.org.uk>

EPC rating: D

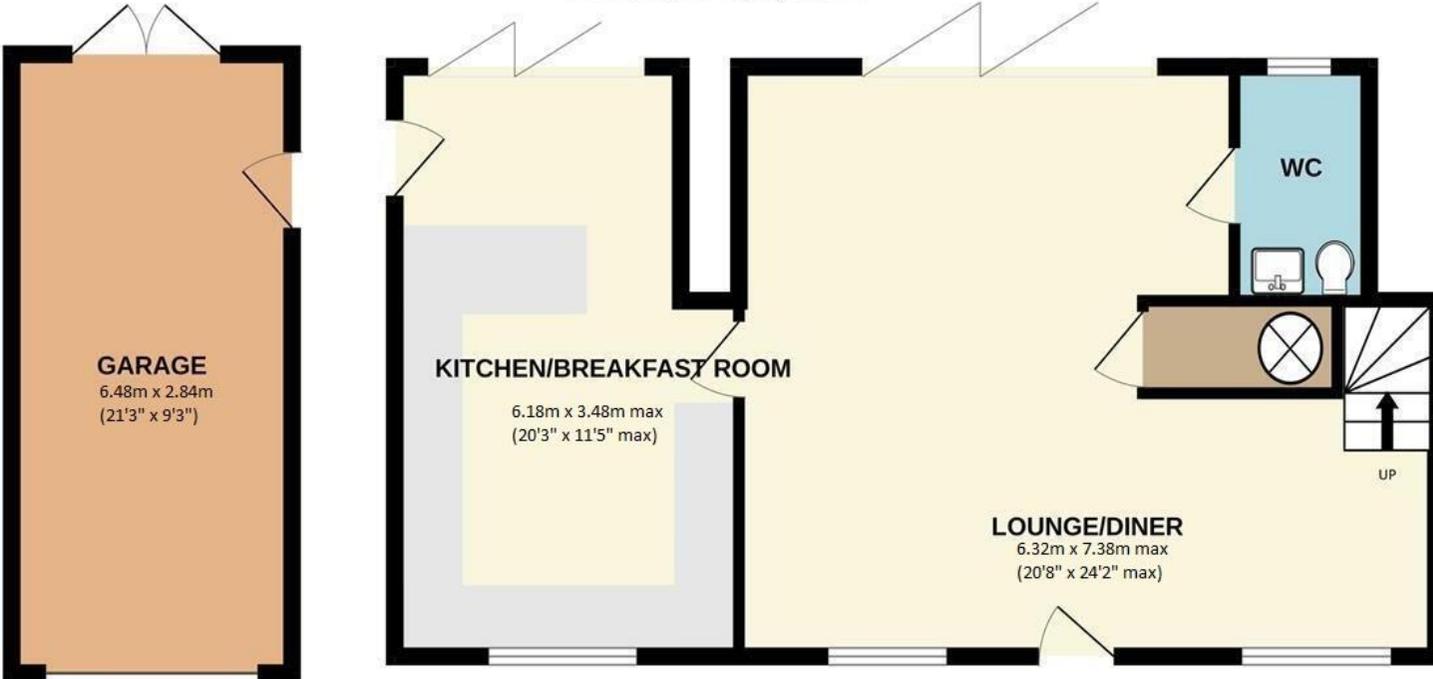
Council tax band: A



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners - an outline of these can be found on www.leeshaw.com/downloads/referral-fees.pdf

GROUND FLOOR
837 sq.ft. (77.8 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 1239 sq.ft. (115.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 efficiency can be given.
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