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6A Blakesfield Drive, Barnt Green B45 8JT

Guide Price £1,975,000

6A Blakesfield Drive

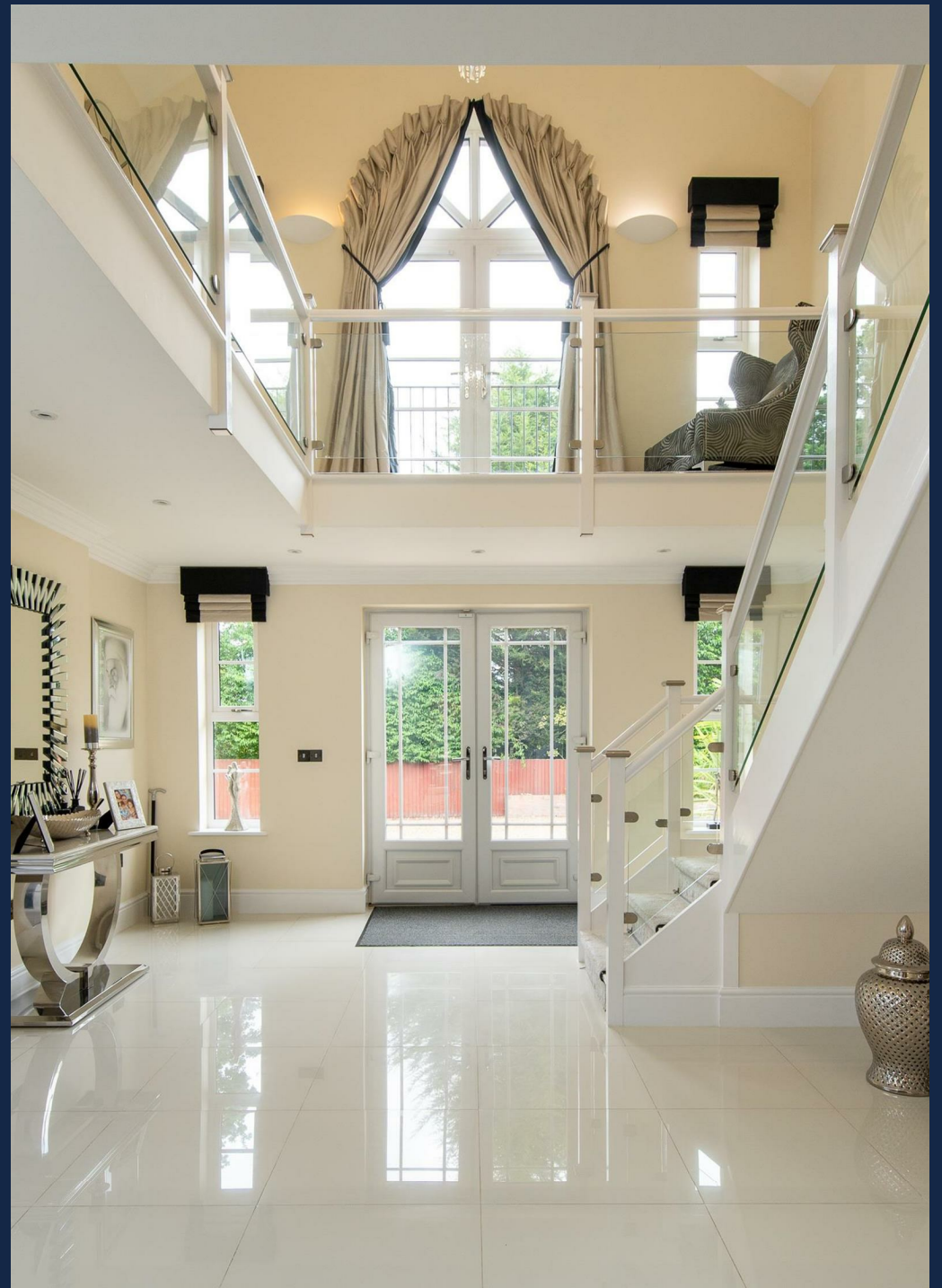
Welcome to Blakesfield Drive, a highly desirable address in Barnt Green providing the backdrop to this stunning contemporary detached family home. With five spacious bedrooms, this property is perfect for families seeking both comfort and style. Each bedroom is thoughtfully designed, providing ample space and privacy for everyone. The five bathrooms are fitted with modern fixtures, providing a touch of luxury and convenience.

The house boasts three elegant reception rooms, ideal for entertaining guests or enjoying quiet family evenings. These versatile spaces can be tailored to suit your lifestyle, whether you envision a formal dining area, a cosy lounge, or a playroom for the children.

The property is set in a tranquil residential area, surrounded by lush greenery, making it a perfect retreat from busy life. Barnt Green is known for its sought after properties, excellent local amenities, including shops, schools, and parks, all within easy reach.

This remarkable home combines spacious living with a prime location, making it an ideal choice for those looking to settle in a peaceful yet vibrant community. Don't miss the opportunity to make this exquisite property your own.







Approach

Approached via electric gated gravel driveway with parking for multiple cars. Steps lead up through the front garden towards the front door and pathway leads to the wrap around garden.

Entrance Hall

Entered via glass double doors with two large double glazing windows to the front, oversized tiling to floor with underfloor heating and staircase to the gallery style landing with spotlights and glass banister. Double doors lead through to the living room and further glass double doors leads to the dining room.

Living Room 30'2" x 13'5" (9.2 x 4.1)

With two double glazing windows to front, two to the side and two to the rear, underfloor heating and feature glass fireplace.

Dining Room 16'0" x 14'5" (4.9 x 4.4)

With two sets of French doors to the rear and oversized tiling to floor with underfloor heating.

Hallway

With oversized tiling to floor with underfloor heating, storage cupboard and doors leading to:

Study 10'5" x 7'6" (3.2 x 2.3)

With double glazing window to rear, oversized tiling to floor with underfloor heating and fitted desk units with drawers and storage cupboards.

Snug 10'9" x 14'5" (3.3 x 4.4)

With two double glazing windows to front, three decorative glass panels through into the hallway and oversized tiling to floor with underfloor heating.

Kitchen Diner 34'5" x 14'9" (10.5 x 4.5)

With two sets of French doors to front, two double glazing windows to the rear and oversized tiling to floor with underfloor heating. Featuring various bespoke fitted wall and base units with worksurface over and matching island, two stainless steel sinks and five ring Electrolux hob with extractor fan overhead. Integrated appliances include two AEG cookers, double fridge freezers, dishwasher and wine fridge. This space allows for both dining and living furniture, with feature electric fireplace. Door leads through into the utility.



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Utility

With door out to the patio, fitted wall and base units with worksurface over and stainless steel sink with drainage. There is an integrated freezer along with space and plumbing for white goods and the house boiler.

Downstairs W.C.

With oversized tiling to floor, low level w.c. and fitted sink.

First Floor Landing

A statement gallery style landing with two double glazing windows to front and double doors out to the Juliet balcony, central heating radiator and doors leading to:

Bedroom One 15'1" x 14'9" (4.6 x 4.5)

With two double glazing windows to front, two central heating radiators and wood flooring. There are ample bespoke fitted wardrobes for storage and opening leads through into the dressing area and ensuite.

Ensuite and Dressing Area

With two double glazing windows to front, two chrome heated towel radiator and part tiled, part wood flooring. In the dressing area there are fitted storage cupboards with hanging rails, drawers and a vanity desk. In the ensuite there are His and Hers vanity sinks, w.c., freestanding bath and a walk in shower cubicle with hand held and drench head over.

Bedroom Two 14'9" x 14'9" (4.5 x 4.5)

With two double glazing windows to rear, two central heating radiators and fitted wardrobes for storage with hanging rails and drawers. There is access to the loft via hatch and door leads through into the ensuite.

Ensuite Shower Room

With obscured double glazing window to side, heated towel radiator and tiling to floor and shower cubicle. There is a floating vanity sink, w.c. and shower cubicle.

Bedroom Three 14'9" x 14'9" (4.5 x 4.5)

With two double glazing windows to rear, two central heating radiators, fitted wardrobes for storage and doors leading to the dressing room and ensuite.

Ensuite Bathroom

With double glazing window to rear, central heating radiator and tiling to floor and shower cubicle. With floating vanity sink, w.c., corner shower cubicle and free standing clawfoot bath.



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Dressing Room

With wood flooring, spotlights overhead and ample storage with clothing rails and shelving.

Bedroom Four 13'5" x 15'1" (4.1 x 4.6)

With two double glazing windows to rear, two central heating radiators and wood flooring throughout. Doors lead to the dressing room and ensuite.

Ensuite Bathroom

With double glazing window to rear, central heating radiator, tiling to floor and to shower cubicle. There is a floating vanity sink, w.c., corner shower cubicle and free standing clawfoot bath with hand held shower.

Dressing Room

With wood flooring, spotlights overhead and storage with hanging rails and shelving.

Bedroom Five 13'5" x 10'9" (4.1 x 3.3)

With two double glazing windows to front, two central heating radiators and fitted wardrobes for storage. Doorway leads through into the ensuite.

Ensuite Shower Room

With obscured double glazing window to side, heated towel radiator and tiling to floor and shower cubicle. There is a fitted vanity with hand wash basin, w.c. and shower cubicle.

Garage 20'0" max 7'6" min x 25'7" max 8'2" min (6.1 max 2.3 min x 7.8 max 2.5 min)

With double glazing window to side, door for access and three garage doors. There is ample overhead storage, lighting and electric points throughout.

Garden

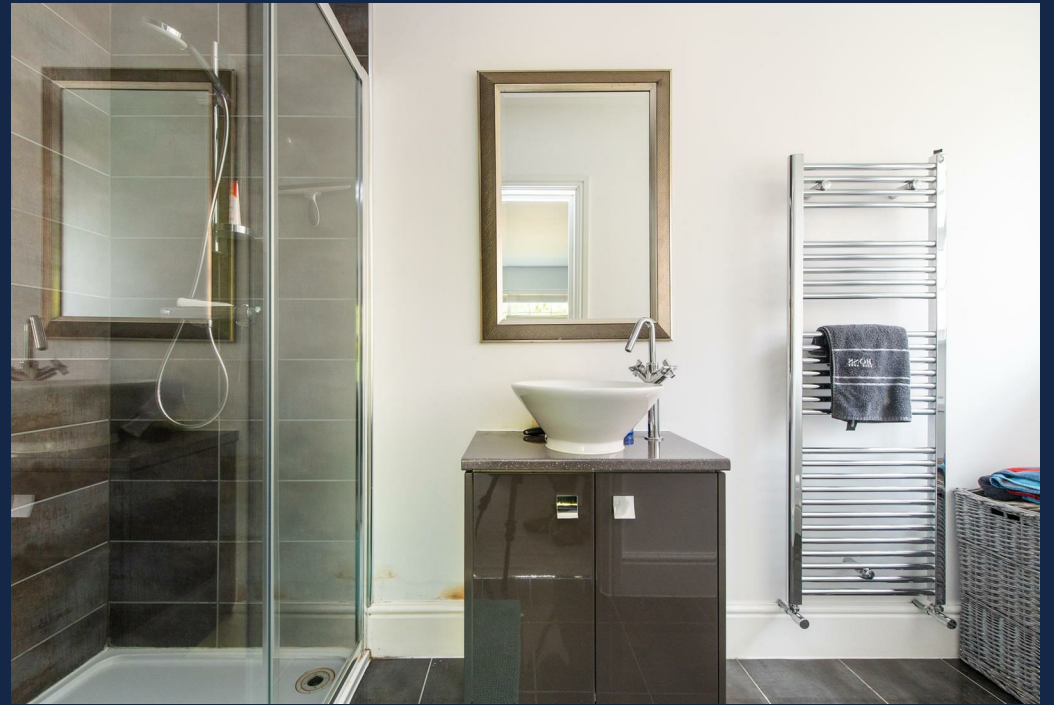
With paved patio, wrap around path to the front of the property and steps up to further patio with ample space for garden furniture to enjoy the warmer months with friends and family. The large lawn offers a great place for children to play and the established borders with hedging and fence panels provide security and privacy.



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Tenure - Freehold

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax

Tax band is H.

Money Laundering Regulations

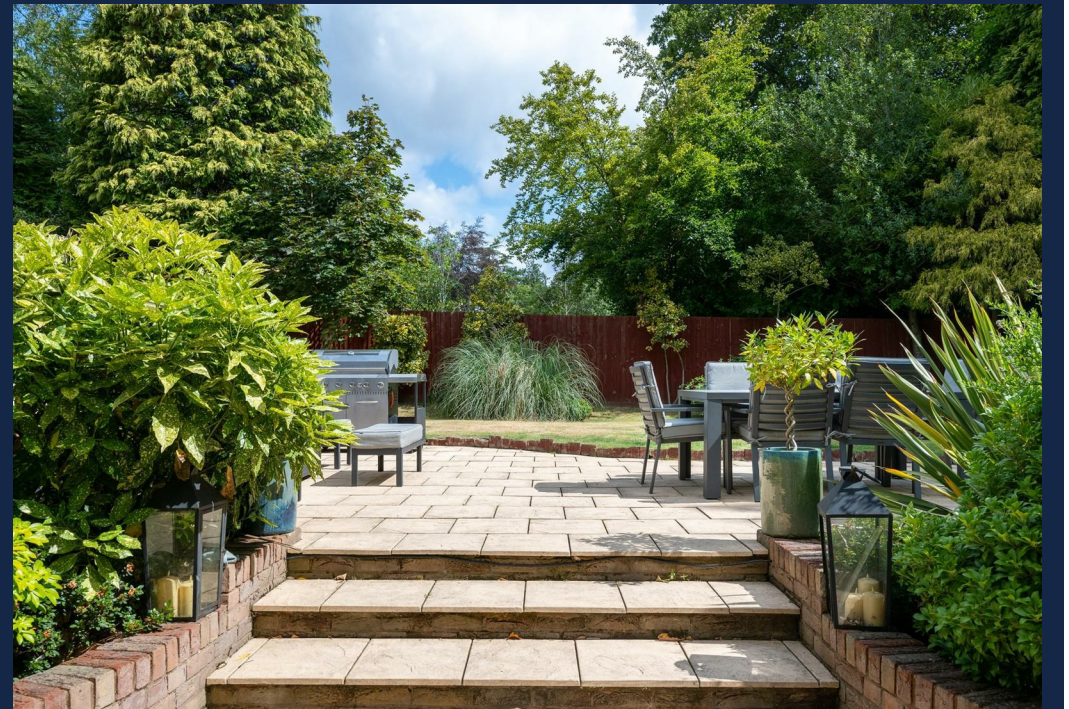
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee



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that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



GROUND FLOOR

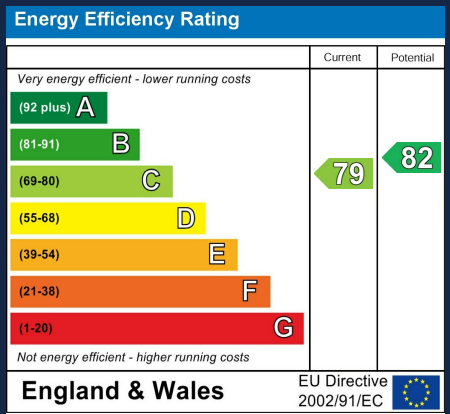
1ST FLOOR



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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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:
Monday – Thursday 9.00AM to 5.30PM.
Friday 9.00AM – 5.00PM.
Saturday 9.00AM – 1.00PM.



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