

**AP MORGAN**



**The Glen, Linthurst Newtown, Blackwell**  
Offers in the region of £170,000

### Features:

- Well-presented detached park home
- Highly sought after location
- Two double bedrooms with built in wardrobes
- Principal bathroom & en-suite
- Bright & spacious open plan lounge/dining area
- Stylish fitted kitchen
- Mains gas central heating & double glazing
- Allocated parking bay & visitor parking
- Private wrap around decking & brick built store

### Description:

Offered with no onward chain, this particularly well-presented and spacious two-bedroom detached park home is situated within a private and highly regarded residential park in the sought-after village of Blackwell, conveniently positioned between Barnt Green and Lickey End.

The property is approached via a driveway providing off-road parking, bordered by a lawned garden, with steps rising to the main entrance.

Once inside, the welcoming accommodation briefly comprises an entrance hallway with storage cupboard, opening into a generous and light-filled lounge featuring a high vaulted ceiling and dual-aspect windows. The lounge flows through to a dining area with double French doors opening onto the wrap-around timber decking, creating an excellent space for entertaining. The dining area seamlessly connects to the fitted kitchen, which offers a range of wall and base units and is equipped with an integrated double oven, fridge/freezer, and gas hob, along with a further door providing direct access to the side decking, ideal for outdoor dining.

The sleeping accommodation consists of two well-proportioned double bedrooms, both benefiting from built-in wardrobe storage. The principal bedroom further enjoys a dedicated dressing area leading through to a spacious en-suite shower room. Completing the internal layout is a well-presented three-piece bathroom suite.



Outside, the property enjoys a wrap-around elevated timber decking area with steps descending to a low-maintenance, tiered garden. There is also a brick-built potting shed/store, providing useful additional storage.

Blackwell is a charming village offering a local shop, access to regular bus routes, and excellent connectivity to the M5, M42, and A38. Nearby Barnt Green boasts a vibrant village centre with independent shops, cafés, restaurants, a popular pub, medical facilities, and a railway station providing regular services to Birmingham, Redditch, and beyond. The area is also well placed for scenic walks, including access to Lickey Hills Country Park. Alvechurch offers further rail links and local amenities, while the larger town of Bromsgrove, just a short drive away, provides a comprehensive range of supermarkets, leisure facilities, schooling options, bars, cafés, and high-street shopping.

**Details:**

**Entrance Hall**

**Lounge** 5.46 x 3.67

**Dining Area** 2.70 x 2.78

**Kitchen** 3.06 x 2.70

**Master Bedroom** 2.78 x 3.26

**Dressing Area** 1.06 x 2.23 Max incl wardrobes

**En-suite** 2.22 x 2.00

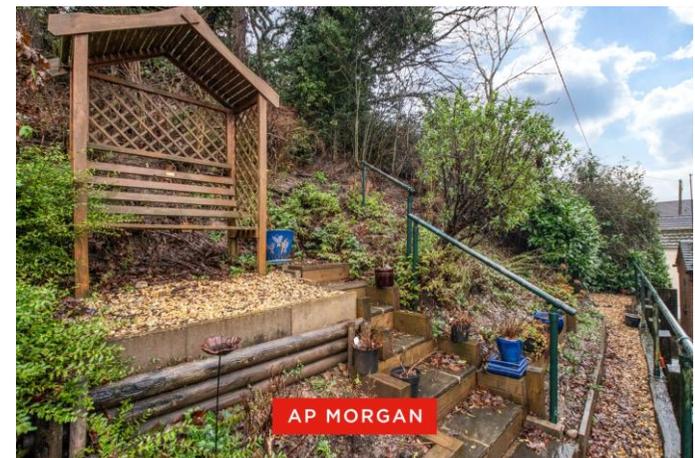
**Bedroom Two** 3.19 x 3.16 Both max incl wardrobes

**Bathroom** 2.00 x 2.20

**EPC Rating:** EPC Exempt

**Council Tax Band:** A (tbc by solicitors).

**Tenure:** Leasehold (tbc by solicitors). **For more information or to arrange a viewing, please call us on 01527 910 300.**



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

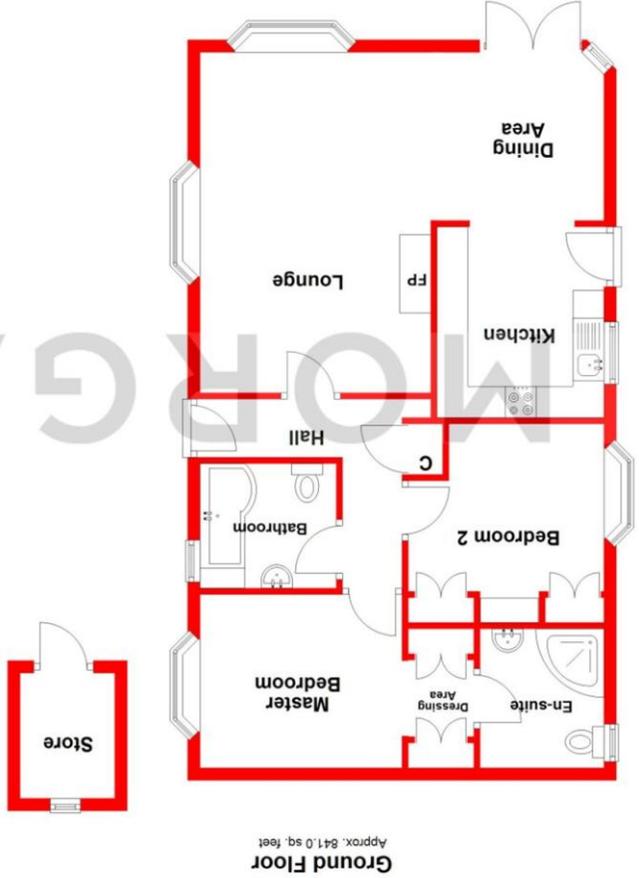
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Ground Floor  
Approx. 841.0 sq. feet

Total area: approx. 841.0 sq. feet  
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. Plan produced using Planip.

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