

10 School Lane

ALVECHURCH

B48 7SB





Immaculate Five Bedroom House with Serene Views

Description.

Nestled at the end of a quiet, private drive, this immaculate family home, built in 2004, offers a perfect blend of modern luxury and comfort. The exterior exudes timeless elegance, with its well-maintained facade and manicured landscaping. Inside, the home boasts generous accommodation of almost 3,500 sq. ft, featuring spacious and well-appointed rooms filled with natural light. Finishes are high-end and there is careful attention to detail throughout. The property enjoys a semi-rural position, yet is conveniently located just a short walk from the highly sought after village of Alvechurch with its amenities and excellent schools. Alvechurch train station and the Midlands motorway network are also within very easy reach.

The ground floor accommodation offers an inviting entrance hall with cloaks cupboard and a guest WC. There is a superb living room with an inset DRU designer remote controlled gas fire, formal dining room with french doors opening onto the secluded front and a generous office enjoying garden views.

The magnificent open plan kitchen/dining room features wooden bi-folding doors onto a sizeable air conditioned conservatory and boasts granite work tops, integrated NEFF appliances including a double oven, five ring gas hob, extractor fan, microwave, warming drawer and dishwasher. There is a large adjacent utility room which includes a full height fridge/freezer/drinks fridge.

The substantial first floor galleried landing provides access to a particularly impressive master bedroom suite, complete with a luxurious en suite shower room and a walk-in wardrobe. There are an additional four DOUBLE bedrooms, two featuring their own en suite shower rooms and three fitted with built-in wardrobes. There is also a modern family bathroom.



Accessed via a pull down ladder from the landing, the loft space is predominantly boarded for storage purposes.

This beautifully maintained home features solid oak doors and skirting that add a touch of elegance and also furnished with Karndean flooring (known for its durability) and high quality carpets fitted in 2023.

There is an integrated multi room Sonos sound system installed with ceiling speakers throughout the majority of the ground floor, the master bedroom as well as in the garden! The system can be controlled using the Sonos mobile app and supports streaming services such as Spotify and Apple Music.

Outside

Stepping outside, you'll find a HIGHLY PRIVATE garden, an oasis of tranquillity. There is a patio seating area and a large, decked al fresco dining space, a well-kept lawn and a variety of trees and shrubs which create a serene environment, perfect for outdoor dining, gardening, or simply unwinding.

Set to the side of the property stands electronic wooden gates offering secure parking, as well as access to a double garage with boarded loft storage, electric door and a 22kW EV charging point.

At the front, the property looks over an attractive area of maintained greenery adjacent to St Laurence's churchyard.

The property's location on a private drive (shared with just four other properties) ensures privacy and exclusivity, making it an ideal choice for those seeking a refined and peaceful living experience. This home truly stands out with its combination of spacious accommodation, pristine condition and prime location.



Room Dimensions.

Living Room 8.59m (into bay) x 5.42m
(28'2" x 17'9")

Dining Room 3.63m x 4.41m (11'10" x 14'5")

Office 4.72m x 3.17m (15'5" x 10'4")

Kitchen/Dining Room 4.73m (max) x 7.99m
(15'6" x 26'2")

Utility Room 4.73m x 2.03m (15'6" x 6'7")

Conservatory 4.02m x 5.6m (13'2" x 18'4")

Double Garage 5.49m x 5.94m (18'0" x 19'5")

Bedroom 1 4.8m x 5.43m (15'8" x 17'9")

En Suite 2.8m (max) x 2.66m (9'2" x 8'8")

Bedroom 2 4.8m x 3.8m (15'8" x 12'5")

En Suite 2.53m (max) x 1.62m (8'3" x 5'3")

Bedroom 3 4.81m x 3.12m (15'9" x 10'2")

En Suite 3.02m x 1.62m (9'10" x 5'3")

Bedroom 4 4.15m x 4.51m (max)
(13'7" x 14'9")

Bedroom 5 3.62m x 3.3m (11'10" x 10'9")

Bathroom 2.65m x 1.8m (8'8" x 5'10")

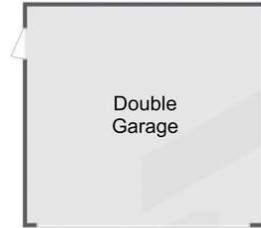






School Lane, Alvechurch

Ground Floor



First Floor



Total Approximate Area (Excluding Garage): 319.1 sq. m (3,434.76 sq. ft)
Total Approximate Area (Including Garage): 351.5 sq. m (3,783.51 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.

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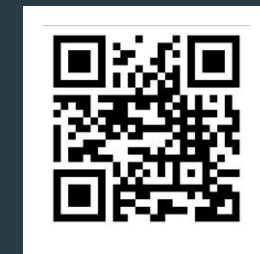
COUNCIL TAX BAND: G

TENURE: Freehold

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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