



45 Hollington Road, Alvechurch, B48 7LQ

Offers Over £350,000

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## Summary

A spacious property built by Persimmon Homes in 2011 enjoying contemporary accommodation including a beautiful upgraded kitchen, two reception rooms, bathroom and en suite as well as a private rear garden and an excellent energy efficiency rating. The property is located on a popular village development, just a short distance from Alvechurch amenities, sought after schooling and train station.

## Description

The accommodation comprises: Entrance hall with guest WC, generously proportioned living room and a beautiful upgraded kitchen boasting breakfast bar, integrated Zanussi oven and gas hob, extractor fan and fridge/freezer. The current owner's have added on an attractive conservatory with sliding door onto the garden and also provides access to the garage.

The first floor features a master bedroom (able to fit a super king sized bed) with an en suite shower room, second double bedroom, single bedroom/office and main bathroom.

## Outside

The garden is a cozy, tranquil space mainly laid to lawn with a decked area suitable for outdoor dining. A row of evergreen trees beyond the fence form a natural barrier, providing a private aspect. Parking includes a driveway along the side of the house suitable for two vehicles in tandem in front of the garage.

Living Room 4.26m (max) x 3.93m (max) (13'11" x 12'10")

Kitchen/Dining Room 2.97m (max) x 4.98m (9'8" x 16'4")

Conservatory 2.62m x 4.58m (8'7" x 15'0")

Garage 5.4m x 2.88m (17'8" x 9'5")

Bedroom 1 3.31m x 2.98m (10'10" x 9'9")

En Suite 1.18m x 2.07m (3'10" x 6'9")

Bedroom 2 2.74m x 2.98m (8'11" x 9'9")

Bedroom 3 2.71m x 1.94m (8'10" x 6'4")

Bathroom 1.69m x 1.94m (5'6" x 6'4")

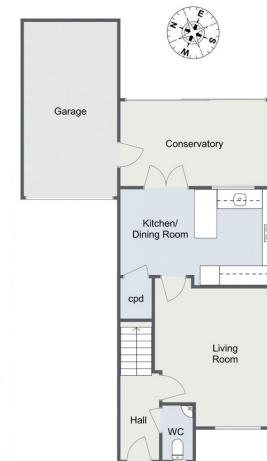




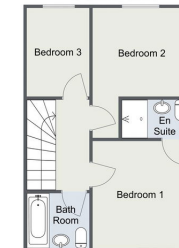
- Built in 2011 by Persimmon Homes
- Beautiful Contemporary Accommodation
- Upgraded Kitchen/Dining Room
- Generous Living Room
- Conservatory
- Three Bedrooms, En Suite and Bathroom
- Garage and Parking in Front
- Excellent Energy Efficiency Rating
- Just a Short Distance from Alvechurch Amenities



Hollington Road, Alvechurch  
Ground Floor



First Floor



Total Approximate Area (Including Garage): 104.4 sq. m (1,123.75 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.

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

**0121 447 8300**

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

