



The logo for Arden Estate Agents, featuring a green house icon above the word 'arden' in a bold, white, sans-serif font. Below 'arden' is the text 'ESTATE AGENTS' in a smaller, white, sans-serif font.

arden  
ESTATE AGENTS

It's who  
you move  
with.

31 Tanyard Lane, Alvechurch, B48 7LL

Offers Over £475,000

3 1 3



## Summary

A fantastic three bedroom family home boasts spacious accommodation including THREE reception rooms, workshop and garage and a stunning SOUTH WESTERLY walled rear garden. The property is located on a small private drive just a short distance from village amenities, sought after schooling, popular country walks and train station. **CHAIN FREE.**

## Description

The accommodation comprises: Entrance hall with guest WC, generous living room with electric feature fire, an open aspect-part conservatory sitting room enjoying delightful views of the garden, kitchen and adjoining dining room with french doors onto the garden. A centrally heated workshop is accessed from the dining room and leads into the garage.

The first floor features a landing with airing cupboard, two double bedrooms, an excellent sized single bedroom and family bathroom.

## Outside

Nestled behind the property, a beautiful SOUTH WESTERLY and low maintenance rear garden unfolds like a secret haven of tranquillity. Strategically placed seating areas amongst dense planting offer inviting spots to relax and take in the garden's beauty. Adorned with climbing plants, the tall brick wall at the back provide a sense of seclusion and intimacy. Flanked with planting, the block paved driveway offers parking for three vehicles as well as entry in the garage.

## Location

The residence is situated within walking distance from the centre of Alvechurch, conveniently located for Crown Meadow first school and Alvechurch C of E middle school as well as shopping and eating facilities within the village centre, easy motorway access, main bus route, popular country walks and railway station (0.6 miles away). Also, nearby are the facilities offered by both Barnt Green village (1.4 miles) and Redditch (4.2 miles).

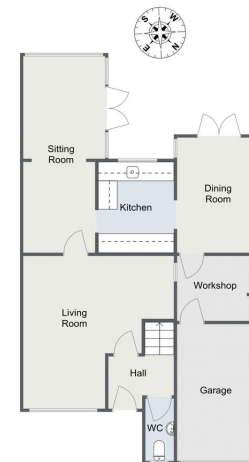




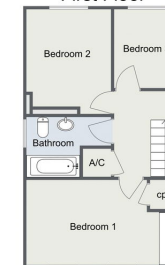
- CHAIN FREE
- Driveway for Three Vehicles
- Family Bathroom
- Kitchen and Adjoining Dining Room
- Generous Living Room with Electric Fire
- Within Walking Distance from the Centre of Alvechurch
- Beautiful South Westerly Walled Rear Garden
- Heated Workshop and Garage
- Open Aspect-Part Conservatory Sitting Room



Tanyard Lane, Alvechurch  
Ground Floor



First Floor



Total Approximate Area (Including Garage): 113 sq. m (1,216.32 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.

