



11 Blythesway, Alvechurch, B48 7NB

Offers Over £425,000

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Description

The freshly painted accommodation comprises: Enclosed porch, entrance hall, sitting room with living flame gas fire, double doors opening onto an extended lounge/dining room and kitchen with generous adjoining utility room. The first floor features two double bedrooms, single bedroom with built in wardrobe and shower room.

The loft is fully boarded and offers the perfect conversion opportunity (subject to necessary planning consents).

The property was rewired approximately 10 years ago and is equipped with a 2012 Worcester Bosch boiler which has been serviced annually.

Outside

The SOUTH FACING plot is one of the largest on Blythesway with the rear enjoying a paved patio overlooking a beautiful established mature garden extending approximately 22m/72 ft to the boundary with split level lawn, a range of mature shrubs and trees, pond, greenhouse and useful gardener's WC at the side of the utility room. The garden also benefits from a private aspect, not overlooked and backs onto an area of greenery.

Parking includes a driveway at the front suitable for several vehicles and also provides access to the garage.

Room Dimensions

Garage - 4.58m x 2.36m (15'0" x 7'8")

Sitting Room - 3.91m x 3.79m (12'9" x 12'5")

Lounge Diner - 3.17m x 5.61m (10'4" x 18'4") max

Kitchen - 2.99m x 2.55m (9'9" x 8'4")

Utility Room - 3.1m x 2.34m (10'2" x 7'8")

WC - 1.28m x 0.86m (4'2" x 2'9")

Stairs To First Floor Landing

Master Bedroom - 3.87m x 3.34m (12'8" x 10'11")

Bedroom 2 - 3.16m x 3m (10'4" x 9'10")

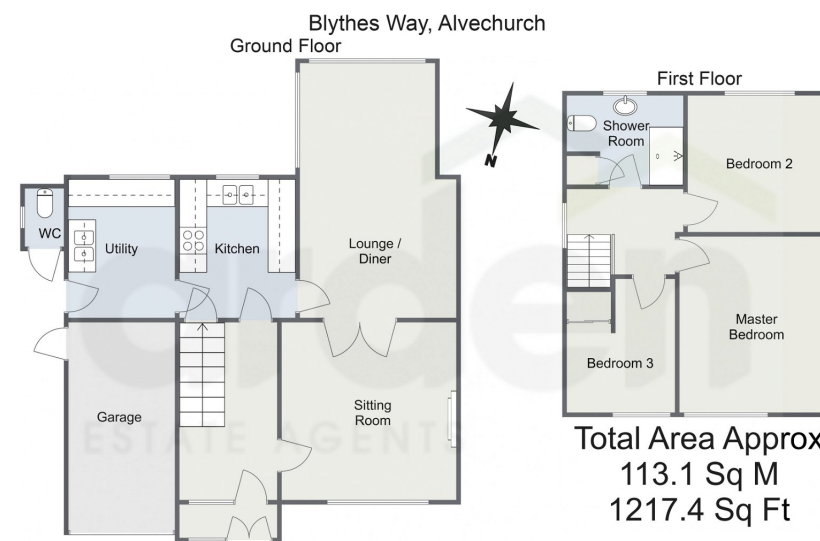
Bedroom 3 - 2.94m x 2.41m (9'7" x 7'10") max

Shower Room - 2.56m x 1.96m (8'4" x 6'5") max





- Sitting Room and Extended Lounge/Dining Room
- Kitchen and Generous Adjoining Utility Room
- Two Double Bedrooms and Single Bedroom
- Shower Room
- Beautiful South Facing Rear Garden
- One of the Largest Plots on Blythesway
- Garage and Gardener's WC
- Front Driveway
- Rewired Approximately 10 Years Ago
- Annually Serviced Worcester Boiler



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.



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