



**arden**
ESTATE AGENTS

It's who
you move
with.

36 Branden Road, Alvechurch, B48 7PE

£395,000

3 1 1



Description

The accommodation comprises: Enclosed porch, entrance hall with under stairs storage cupboard, delightful open aspect lounge/dining room with gas living flame fire and sliding door onto the patio and kitchen overlooking the garden with integrated oven, gas hob, extractor fan and alcove suitable for a freestanding fridge/freezer. The kitchen also provides internal access into the garage with a useful utility area at the back.

The first floor offers two double bedrooms (both with fitted wardrobes and one with views of the garden), single bedroom and modern family bathroom with corner bath, shower enclosure and separate WC.

The property is equipped with a 'Hive' smart thermostat.

Outside

The beautifully landscaped rear garden features a patio dining area, two tiered lawns, timber planters, fenced boundaries and boasts a south westerly aspect. The sizeable block paved driveway at the front provides off road parking with EV charging point and access to the tandem garage.

The property also benefits from 2.16KW photovoltaic solar panels which are fully owned and used for electricity generation.

Room Dimensions

Lounge/Diner: 24' 2" (into bay) x 11' 11" (max) (7.39m x 3.64m)

Kitchen: 9' 10" x 8' 3" (3.02m x 2.53m)

Tandem Garage: 24' 5" x 8' 9" (7.46m x 2.69m)

Bedroom One: 11' 10" x 10' 9" (3.63m x 3.30m)

Bedroom Two: 9' 10" x 9' 11" (3.01m x 3.03m)

Bedroom Three: 7' 8" x 7' 7" (2.35m x 2.32m)

Bathroom: 6' 3" x 8' 3" (1.93m x 2.53m)

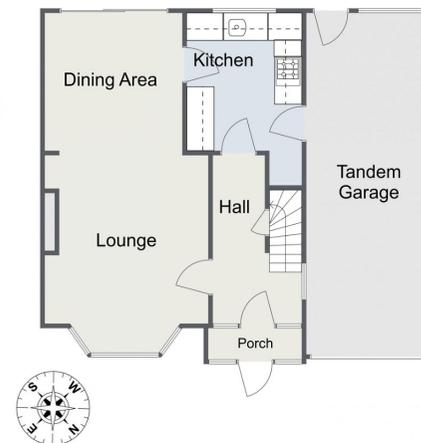




- Delightful Open Aspect Lounge/Diner with Gas Living Flame Fire
- Two Double Bedrooms - Both with Fitted Wardrobes
- Modern Family Bathroom and Separate WC
- Tandem Garage with Utility Area
- Easy Access to Alvechurch Train Station and Amenities
- Kitchen Overlooking the Garden
- Single Bedroom
- Beautifully Landscaped South Westerly Rear Garden
- Block Paved Driveway Area
- Solar Panels



Branden Road, Alvechurch
Ground Floor



Total Approximate Area (Including Garage): 101.6 sq. m (1,093.61 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.

