



Tanyard Lane, Alvechurch, B48 7LL

£700,000

4 2 3



Description

Upon entering, you are greeted by a spacious entrance hall with premium Amtico flooring, under stairs storage and a guest WC. The generous living room features a bay window, modern fireplace with gas inset fire and double doors leading to a well proportioned formal dining room.

The state-of-the-art kitchen is equipped with top of the range appliances, PROBOIL hot water tap and an adjoining space perfect for casual dining, entertaining and family time boasting a vaulted ceiling and an opening roof window. The kitchen also features a utility area with sink and cupboard space for a washing machine and tumble dryer.

The interconnecting nature of the ground floor enables the perfect flow for family gatherings and dinner parties with two sets of glazed doors that lead to the beautifully landscaped garden.

The first floor offers a spacious landing, modern family bathroom and FOUR DOUBLE BEDROOMS including a superb master bedroom with it's own contemporary en suite shower room.

The property also features a Worcester combi boiler (installed in 2019), alarm, external security lighting, Google Nest outdoor camera, smart Nest learning thermostat (which is programmable from a mobile device) and an energy-efficient design, making it as practical as it is beautiful.

Outside

The garden, a tranquil retreat, includes a patio area for alfresco dining, contemporary submerged pond, timber arbour, lush lawn, shed and a selection of plants and flowers that enhance the beauty.

The double garage (with two up and over doors) is equipped with two double glazed windows as well as lighting and electric. There is potential for the garage block to be converted into annex accommodation (subject to planning consents). The huge driveway is block paved at the entrance, merging into gravel and can comfortably fit 5 plus cars.





- Built Some 30 Years Ago as a One-Off Custom Build
- SOUTH WESTERLY Rear Garden and Huge Driveway
- Open Plan Kitchen/Dining/Family Room and Utility Area
- Double Garage with Lighting and Electric
- Several Smart Home Features
- Almost 2,000 sq. ft of High Spec Accommodation
- Two Generous Reception Rooms
- Four DOUBLE Bedrooms, En Suite and Family Bathroom
- Within Walking Distance to Alvechurch Amenities
- Just 0.5 Miles from a Mainline Train Station



Tanyard Lane, Alvechurch
Ground Floor



Total Approximate Area (Including Double Garage): 178.9 sq. m (1,925.66 sq. ft)
 Total Approximate Area (Excluding Double Garage): 146 sq. m (1,571.53 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.

