



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.

44 Hollington Road, Alvechurch, B48 7LQ

£350,000

3 2 2



Summary

An immaculate three bedroom home built by Persimmon in 2011 boasting spacious modern accommodation, SOUTH WESTERLY rear garden, garage and generous driveway. The property is positioned at the end of a sought after village development overlooking woodland and is just a short distance from Alvechurch amenities, schooling and train station.

Description

The accommodation comprises: Entrance hall with guest cloakroom, delightful dual aspect lounge with the recent addition of a wood burning stove and a contemporary open plan kitchen/dining room with integrated four ring gas hob, fridge/freezer, washing machine, dishwasher and a sizeable walk-in storage cupboard. A set of double glazed French doors opens onto a sunny conservatory and also leads to the rear garden.

The first floor features a landing with airing cupboard, double bedroom with recently fitted 'Hammond' wardrobes and en suite shower room, two further bedrooms and house bathroom.

Outside

The property enjoys a south westerly rear garden which has been beautifully paved for ease of maintenance and provides plenty of seating and dining space, ideal for entertaining. Parking includes a garage with electric roller shutter door, driveway for two vehicles in front as well as an additional area of parking to the side of the property.

Lounge: 14' 0" (max) x 12' 10" (max) (4.27m x 3.93m)

Kitchen/Diner: 9' 6" (max) x 16' 4" (2.90m x 4.99m)

Conservatory: 8' 11" x 6' 6" (2.74m x 1.99m)

Garage: 17' 5" x 8' 6" (5.31m x 2.61m)

Bedroom One: 10' 10" x 9' 9" (3.31m x 2.99m)

En Suite: 10' 10" x 9' 8" (3.31m x 2.96m)

Bedroom Two: 8' 10" x 9' 9" (2.71m x 2.99m)

Bedroom Three: 8' 10" x 6' 3" (2.71m x 1.93m)

Bathroom: 5' 6" x 6' 3" (1.69m x 1.92m)





- Just a Short Distance from Alvechurch Amenities
- SOUTH WESTERLY Rear Garden
- Garage and Parking in Front
- Additional Area of Parking
- Three Bedrooms, En Suite and Bathroom
- Kitchen/Dining Room
- Living Room with Wood Burning Stove
- Conservatory
- Built in 2011 by Persimmon Homes



Hollington Road, Alvechurch



Total Approximate Area (Excluding Garage): 80.6 sq. m (867.57 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.

