



1 Hinton Avenue, Alvechurch, B48 7LZ

£450,000

3 1 2



Description

The property begins with an enclosed porch opening onto an entrance hall providing a warm introduction to the home. The living room is a cosy and inviting space, centered around a charming wood burner and the adjacent dining room/playroom is a versatile area, featuring an impressive roof lantern that floods the space with natural light. The heart of the home is the stunning open-plan breakfast kitchen boasting sleek cabinetry, ample workspace, island, modern appliances and french doors to the garden. Conveniently located under the stairs is a guest WC.

The accommodation boasts a cleverly designed layout that cohesively links, offering a sense of continuity and ease of movement throughout the ground floor.

The first floor features two double bedrooms, single bedroom/nursery and a contemporary refurbished bathroom.

Outside

The delightful westerly-facing rear garden enjoys a spacious patio area and steps leading to an area of low-maintenance astro turf, all enclosed by fenced boundaries. Conveniently, a door from the garden provides direct access to the back of the garage, offering additional storage or the potential for versatile use.

The large frontage offers both kerb appeal and practicality, with a block-paved driveway providing ample off-road parking with opportunity to open up further should the space be required.

Room Dimensions

Living Room 3.63m x 3.93m (11'10" x 12'10")

Breakfast Kitchen 2.99m x 6m (9'9" x 19'8")

Formal Dining Room 4.21m (max) x 4.65m (max) (13'9" x 15'3")

Garage 4.5m x 2.49m (14'9" x 8'2")

Bedroom 1 3.65m (max) x 3.65m (max) (11'11" x 11'11")

Bedroom 2 3.01m x 3.51m (9'10" x 11'6")

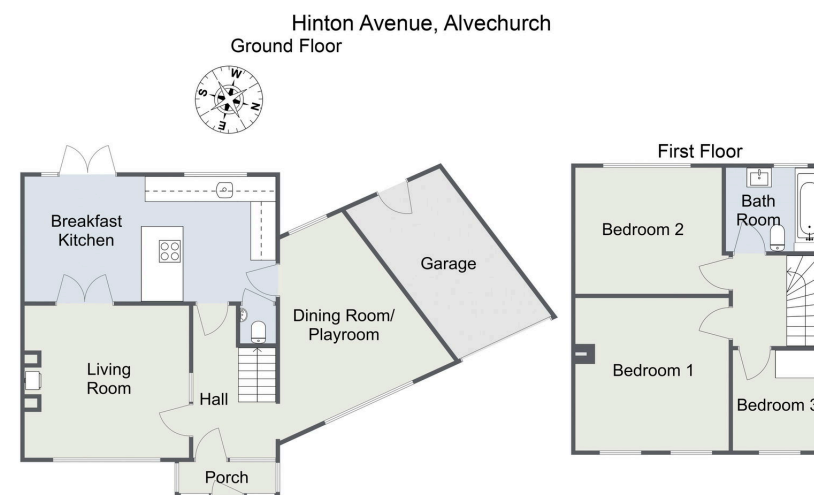
Bedroom 3 2.39m x 2.27m (7'10" x 7'5")

Bathroom 2.04m x 2.34m (6'8" x 7'8")





- Living Room with Wood Burner
- Dining Room/Play Room with Roof Lantern
- Stunning Open Plan Breakfast Kitchen
- Guest WC Under the Stairs
- Two Double Bedrooms
- Single Bedroom/Nursery
- Contemporary Refurbished Bathroom
- Low Maintenance Westerly Rear Garden
- Garage and Driveway
- Close to Alvechurch Amenities, Schooling and Train Station



Total Approximate Area (Including Garage): 107.6 sq. m (1,158.19 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.

