



3 St Laurence Close, Alvechurch, B48 7RD

£250,000

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Summary

Nestled in a desirable location within walking distance of the charming village of Alvechurch, this delightful two-bedroom house offers a sizeable rear garden and thoughtfully proportioned accommodation boasting a balanced layout, perfect for first-time buyers, downsizers, or those looking to create a bespoke living space.

Description

The accommodation comprises an enclosed porch, entrance hall, spacious living room with sliding patio door and gas fire, kitchen with large pantry cupboard and an adjoining utility room provides space for laundry appliances and includes a WC.

Upstairs, you'll find two generously sized double bedrooms, each offering ample space for furniture and storage. The modern shower room has been refurbished to a high standard, featuring a walk-in shower.

Outside

Externally, the property enjoys a tiered rear garden, the initial part being accessed from either the living room or utility featuring a patio seating area with shed and steps descending to a sizeable lawn with mature shrubs and fenced boundaries. A gate provides access to 'The Gaunts'.

Parking is available on 'St Laurence Close' itself.

Room Dimensions

Living/Dining Room 6.05m x 3.34m (max) (19'10" x 10'11")

Kitchen 3.99m (max) x 2.32m (13'1" x 7'7")

Utility 3.32m x 2.18m (10'10" x 7'1")

WC 1.13m x 1.09m (3'8" x 3'6")

Bedroom 1 2.72m x 4.36m (8'11" x 14'3")

Bedroom 2 3.25m x 3.14m (10'7" x 10'3")

Bathroom 1.88m x 2.06m (6'2" x 6'9")





- Spacious Living Room with Gas Fire
- Kitchen with Large Pantry Cupboard
- Utility Room and WC
- Two Generous Double Bedrooms
- Modern Shower Room
- Well Maintained Tiered Rear Garden
- Parking Available on St Laurence Close
- Within Walking Distance from Alvechurch Amenities
- Close Proximity to the Train Station
- Well Positioned for Sought After Schooling



St Laurence Close, Alvechurch
Ground Floor



Total Approximate Area: 73.3 sq. m (788.99 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.

