



11 Birmingham Road, Alvechurch, B48 7TB

£475,000

3 1 3



Summary

A fine example of a family home boasting over 1,300 sq ft of accommodation with three reception rooms, breakfast kitchen, three double bedrooms, modern shower room, downstairs WC and a generous 27m/89ft long SOUTH WESTERLY rear garden. The property is located in a quiet position within walking distance to Alvechurch amenities, sought after local schooling and less than a mile from the train station.

Description

The accommodation features an enclosed porch, generous entrance hall with guest WC, sitting room, separate living room with open fire and decorative surround and an adjoining dining room with french doors to the garden. The breakfast kitchen features a Rangemaster cooker, integrated dishwasher and access to a lean-to utility area.

The first floor features a spacious landing, three double bedrooms (one with a cupboard containing the boiler) and modern shower room with separate WC.

Outside

The delightful SOUTH WESTERLY rear garden (approx. 27m/89ft long) features a patio seating area and a sizeable lawn with with a range of mature shrubs, trees and a shed. At the front, the block paved driveway offers parking for multiple cars. The house is set back, accessible via a quiet service road.

Room Dimensions

Living Room 4.89m x 3.33m (16'0" x 10'11")

Dining Room 3.21m x 3.77m (10'6" x 12'4")

Sitting Room 4.55m x 2.31m (14'11" x 7'6")

Kitchen/Breakfast Room 3.17m x 3.63m (10'4" x 11'10")

Lean To 6.77m x 1.55m (22'2" x 5'1")

Bedroom 1 4.88m x 3.32m (16'0" x 10'10")

Bedroom 2 3.2m x 3.79m (10'5" x 12'5")

Bedroom 3 2.83m x 4.07m (9'3" x 13'4")

Shower Room 2.26m (max) x 3.44m (max) (7'4" x 11'3")

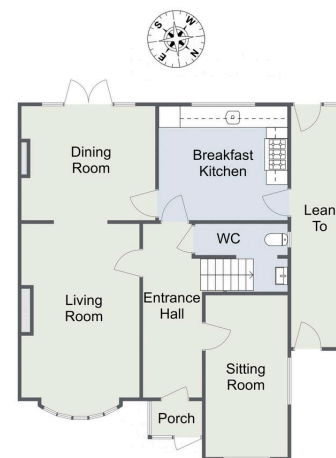




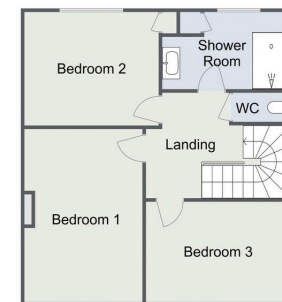
- Sitting Room
- Dining Room
- Three Double Bedrooms
- 27m South Westerly Rear Garden
- Located in the Centre of Alvechurch
- Separate Living Room with Open Fire
- Breakfast Kitchen and Lean-To
- Modern Shower Room and Separate WC
- Driveway for Multiple Cars
- Less Than a Mile from the Train Station



Birmingham Road, Alvechurch
Ground Floor



First Floor



Total Approximate Area (Excluding Lean To): 129.3 sq. m (1,391.77 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.

