



40 Branden Road, Alvechurch

£399,000

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Alvechurch

No Upward Chain

Situated on a corner plot just half a mile from the heart of Alvechurch and train station, this well-presented dormer bungalow offers deceptively spacious, extended accommodation ideal for a wide range of buyers. The property features a stylish external render as well as two modern bathrooms, a spacious driveway, a wrap-around lawn to the front, larger than average garage with a remote controlled electric door and a small low-maintenance, south-facing rear courtyard garden laid with astro turf.

Council Tax band: D

Tenure: Freehold

- Living Room with Open Fire
- Kitchen and Dining Area
- Double Bedroom and Single Bedroom
- Modern Family Bathroom
- First Floor Loft Bedroom with En Suite
- Located on a Corner Plot with Front Lawn
- Rear Courtyard Garden with Astro Turf
- Spacious Driveway and Generous Garage
- Recently Rendered on the Outside
- Just 0.5 Miles from Alvechurch Amenities





Upon entering, an enclosed glazed porch leads into a welcoming entrance hall complete with under stairs storage. The spacious living room features a stone fireplace with an open fire grate, as well as a sliding glazed door that opens directly onto the private, south-facing astro turf courtyard. The kitchen flows into a dining area, which also offers access to the rear garden. On the ground floor, the main bedroom features professionally fitted 'Sharps' wardrobes, and there is a versatile single bedroom currently used as an office, and a stylish family bathroom, which also houses a cupboard for the boiler as well as ample shelving.

A set of stairs ascends to the first floor which enjoys a Velux window to light the area during daytime hours. The converted loft provides a bright and airy bedroom enhanced by an electronic Velux window (controlled c/w automated rain sensors for auto close), alongside a contemporary en suite shower room (with high end Jacuzzi manufactured fitments). A separate area with a door and it's own Velux window has been cleverly set up as a compact study area, with access to eaves storage where the hot water tank is located.

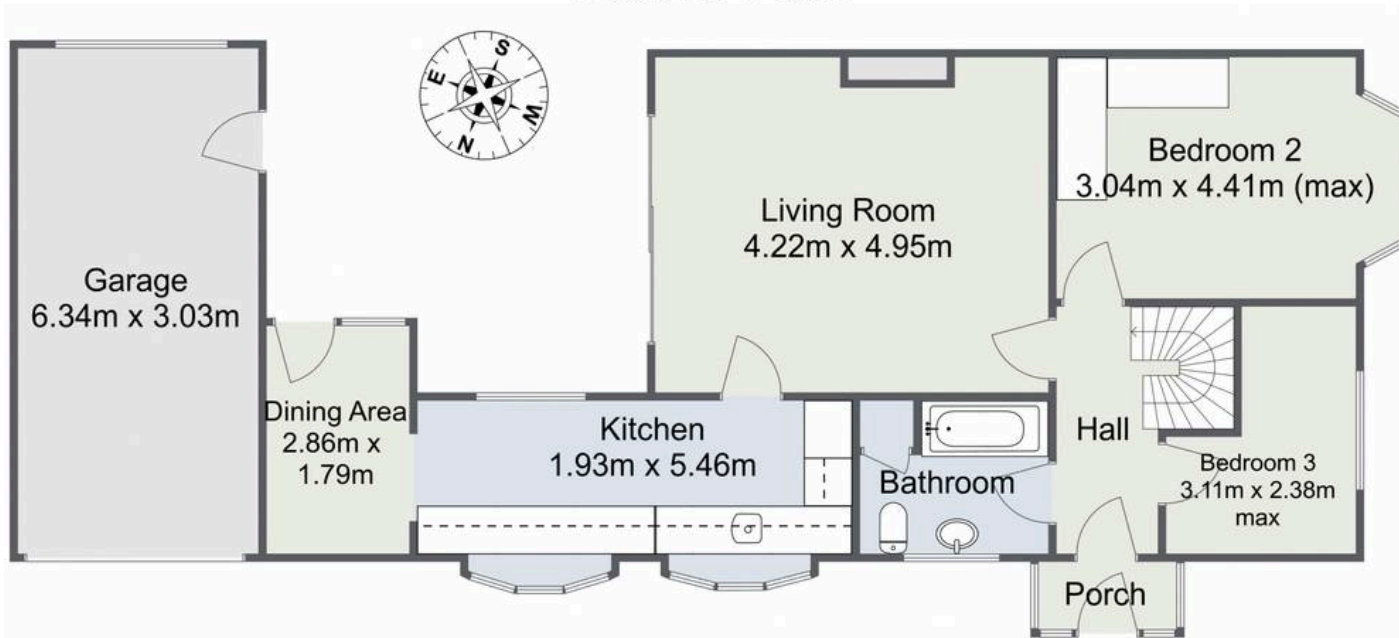
The well lit eaves storage has three access points from the first floor and is boarded throughout, enabling plenty of storage space.

Externally, the property occupies a generous corner plot, with the majority of the land situated at the front. A wrap-around lawn complements a spacious block-paved driveway leading to a well-proportioned garage with remote controlled door with two remote fobs. To the rear, the low-maintenance astro turf courtyard enjoys a sunny, south-facing aspect and offers excellent privacy.



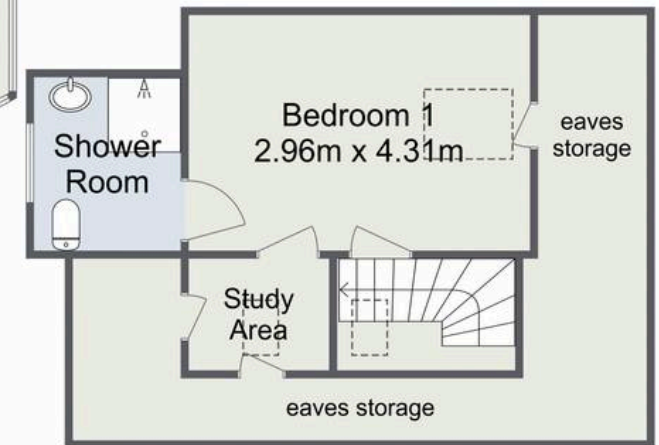
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Ground Floor



Total Approximate Area (Excluding Eaves): 112.9 sq. m (1,215.24 sq. ft)

First Floor



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.



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