

8 Tanyard Lane, Alvechurch

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Alvechurch

Tucked away upon an exclusive private drive shared with just four other homes, this delightful property - formerly the show home when built in 2011 - is beautifully presented with notable features including an en suite, family bathroom and ground floor WC, generous private rear garden, garage and driveway. The property is ideally situated within easy reach of village amenities, highly regarded schools, picturesque countryside walks and nearby train station.

Council Tax band: D

EPC Energy Efficiency Rating: C

- Former show home built in 2011, tucked away on an exclusive private drive shared with just four other properties
- Living room with modern electric wall mounted fire
- Kitchen/dining room with integrated appliances
- Double glazed doors opening to a bright conservatory with garden access
- Three bedrooms, including a principal double with en suite shower room
- Family bathroom and landing cupboard housing the hot water tank
- Generous, private rear garden with patio area, gravel finish, planted borders
- Garage with up-and-over door and driveway parking








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Description

The accommodation features an entrance hall providing access to a convenient guest WC and a living room offering a modern electric wall-mounted fire. The kitchen/dining room features an understairs storage cupboard and a range of integrated appliances including a Zanussi electric oven, gas hob, slimline dishwasher and fridge/freezer, along with space for a freestanding washing machine. Ample room is provided for a dining table, while double glazed doors open into a bright conservatory enjoying pleasant views over the garden and offering direct access outside.

On the first floor, the main double bedroom benefits from space for wardrobes and its own en suite shower room. A second double bedroom and a sizeable single bedroom provide flexible accommodation for family, guests or home working, and are served by a family bathroom fitted with a modern suite. A landing cupboard houses the hot water tank.

Outside

The rear garden is of generous proportions and enjoys a private aspect. Designed for low maintenance, it is predominantly gravelled with patio seating area, complemented by a substantial side border ideal for planting. Climbing plants adorn the fencing, and mature trees at the far boundary create an attractive and established backdrop.

To the front, there is a garage with an up-and-over door and a rear door leading to the rear garden, with a parking space conveniently positioned in front of the garage. A small front garden and pathway lead to the entrance.

Some of the hedging and trees are subject to Tree Preservation Orders (TPOs).

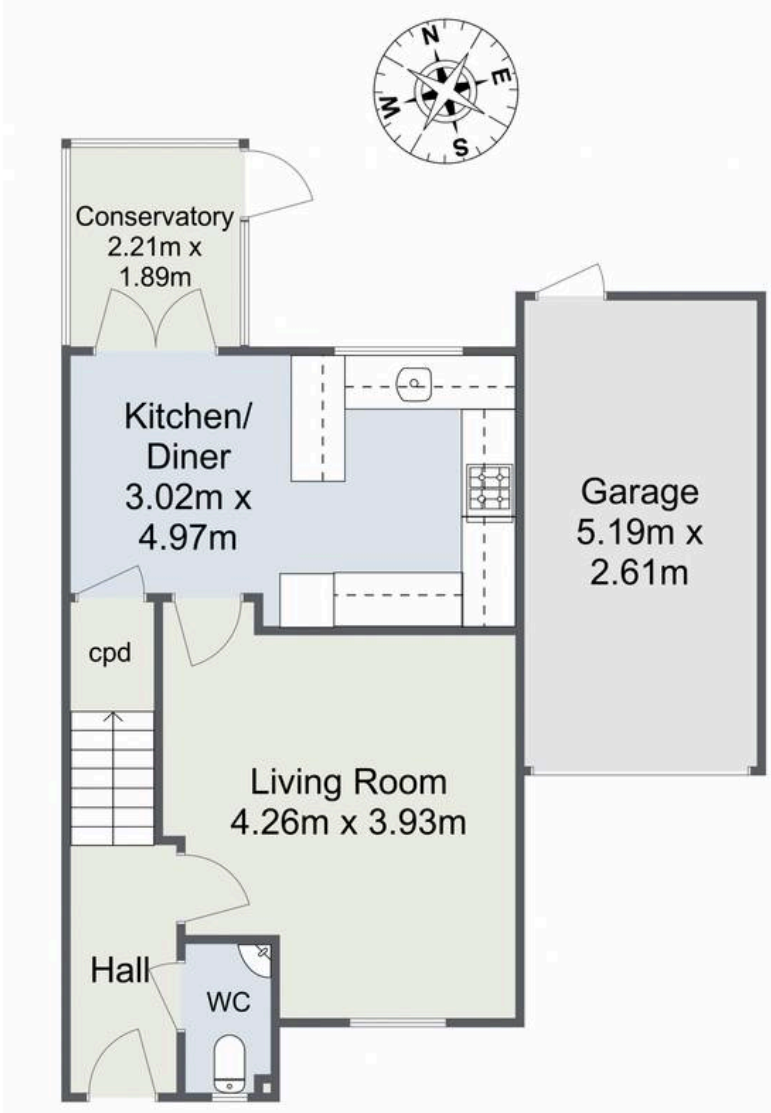




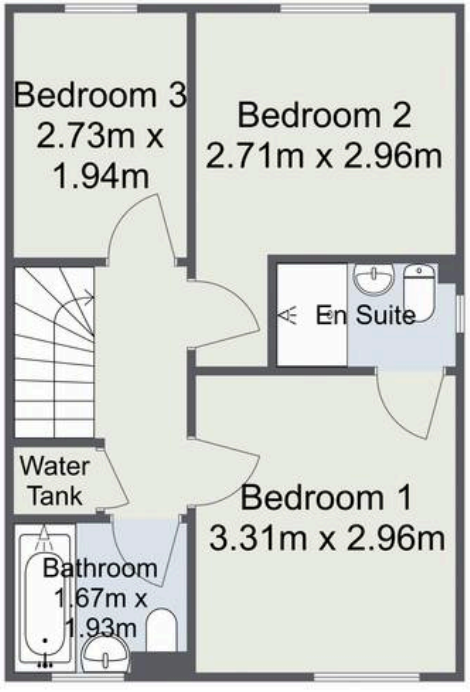


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Ground Floor



First Floor



Total Approximate Area (Including Garage):
93.3 sq. m (1,004.27 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.



Arden Estates

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