



Ladymead, Aqueduct Lane, Alvechurch



£975,000

# Ladymead, Aqueduct Lane

Alvechurch

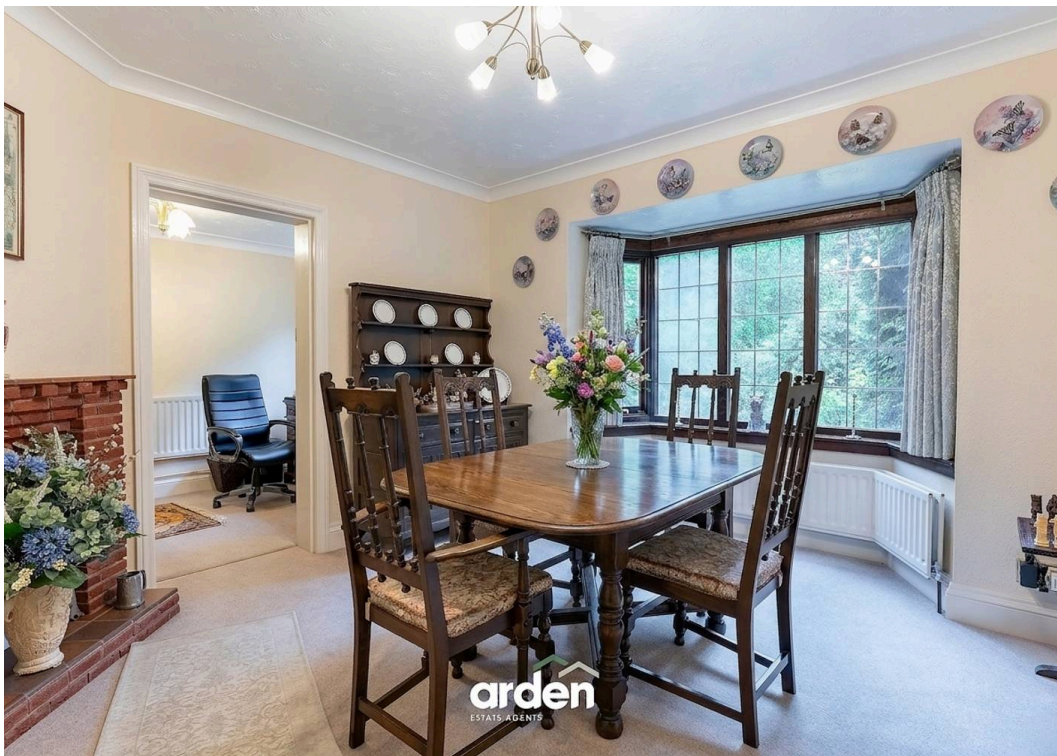
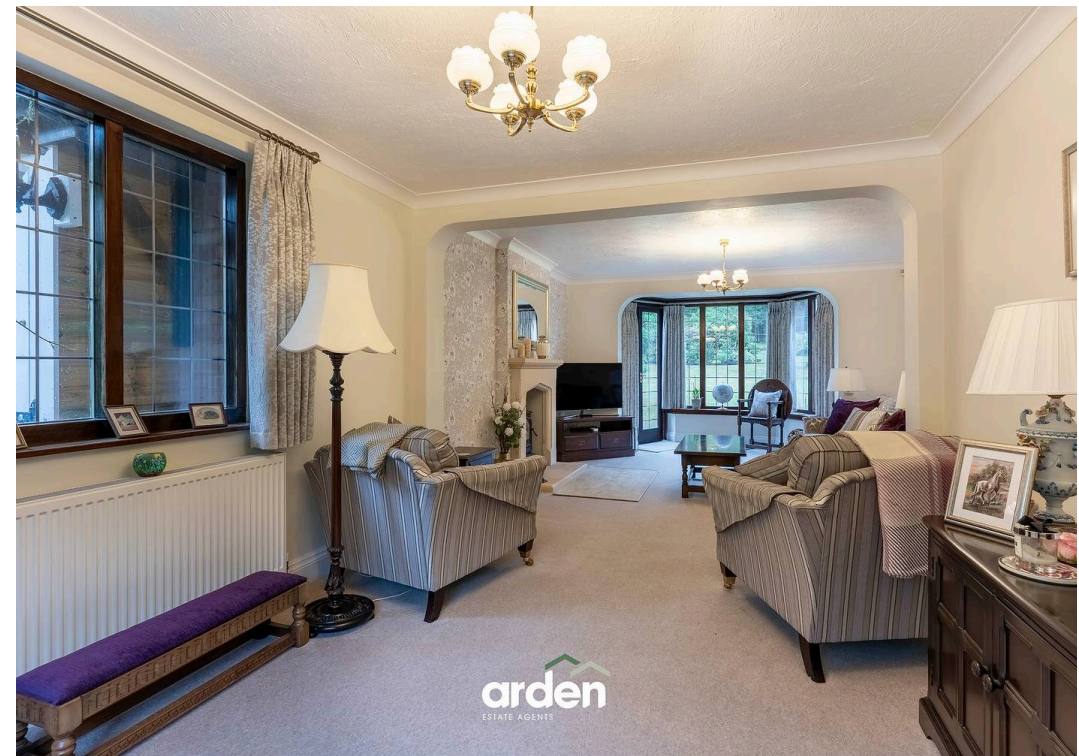
A charming and substantial 1930s Arts & Crafts residence, thoughtfully extended over the years to create a beautifully balanced family home extending to approximately 2,319 sq ft. Offering versatile and generously proportioned accommodation, the property features three reception rooms, a superb open-plan kitchen/dining space, a large utility room, impressive principal bedroom suite complete with a characterful open fireplace and two contemporary bathrooms. The property occupies an enviable 0.25 acre plot with delightful mature gardens. A particular highlight is the outstanding bespoke garden building incorporating a garden room and substantial workshop. Further benefits include a large driveway, garage and a highly desirable location between the sought after villages of Barnt Green and Alvechurch.

Council Tax band: G

Tenure: Freehold

- Characterful 1930s Arts & Crafts family home extending to approximately 2,319 sq ft
- Three versatile reception rooms including a dedicated home office
- Modern open plan kitchen/diner with integrated appliances
- Spacious utility room and guest WC
- Four generous bedrooms including an exceptional principal suite with open fireplace
- Modern family bathroom and contemporary en-suite shower room
- Superb first floor landing large enough to create an additional seating area
- Beautiful 0.25-acre plot with extensive lawn, patios and mature borders
- Outstanding bespoke garden building comprising a sun room and large workshop
- Garage and spacious front driveway





## Description

A covered porch leads to an entrance hall, where there is an understairs storage cupboard and a useful guest cloakroom.

The generous living room is an inviting space, centred around a wood burning stove and enjoying French doors that open directly onto the rear garden. A separate dining room provides an ideal setting for both formal entertaining and family gatherings, featuring an attractive decorative brick fireplace and access to a designated home office, which benefits from the availability of high speed fibre broadband.

Overlooking the garden, the modern open plan kitchen is well appointed with a range of integrated appliances including a dishwasher, Siemens multifunction oven and microwave, induction hob and extractor fan. An adjoining utility room offers excellent additional storage, houses the boiler and provides convenient access to the garden.

The first floor is equally impressive, with an exceptionally spacious landing that is large enough to accommodate a seating area. The outstanding principal bedroom suite is a particular highlight, featuring an exposed brick fireplace with a working open fire, fitted wardrobes and a modern en-suite shower room. There are three further generously sized bedrooms, two of which enjoy attractive views over the rear garden, together with a stylish family bathroom. A useful airing cupboard houses the hot water tank.



## Outside

Occupying a delightful plot of approximately 0.25 acres, the property enjoys a substantial rear garden comprising a generous patio terrace, extensive lawn, well-stocked planted borders and an additional patio seating area positioned within the garden itself. Tucked away at the far end of the plot is an exceptional bespoke garden building incorporating a bright garden room and substantial workshop, providing a superb space for hobbies, entertaining, home working or creative pursuits. To the front, a sweeping driveway leads to a large parking area capable of accommodating several vehicles and provides access to the garage, which also benefits from a rear door opening onto the garden.

## Room Dimensions

**Living Room** 9.02m x 4.15m

**Kitchen/Diner** 5.28m x 3.63m

**Dining Room** 3.93m x 3.63m

**Office** 3.88m x 2.07m

**Utility** 4.67m x 2.09m

**Garage** 6.30m x 3.71m

**Garden Room** 3.51m x 2.47m

**Workshop** 2.67m x 5.97m

**Bedroom 1** 7.55m x 3.64m

**En Suite** 1.69m x 2.16m

**Bedroom 2** 3.63m x 4.16m

**Bedroom 3** 2.72m x 3.65m

**Bedroom 4** 2.53m x 3.65m

**Bathroom** 2.69m x 2.20m

**Landing** 4.95m x 5.01m





# Aqueduct Lane, Alvechurch

## Ground Floor



## First Floor



Total Approximate Area (Excluding Garden Room/Workshop):  
215.4 sq. m (2,318.54 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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