



**arden**
ESTATE AGENTS

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11 Red Lion Street, Alvechurch, B48 7LG

Offers Over £290,000

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- Generous Open Aspect Kitchen/Diner with Integrated Appliances
- Inner Lobby for Hanging Coats
- Spacious Walk In Storage Cupboard on the First Floor
- Second Double Bedroom (Currently Utilised as an Office)
- Low Maintenance South Westerly Rear Garden & Two Allocated Parking Spaces
- Recently Re-Carpeted Living Room with French Doors onto the Garden
- Cellar Providing Excellent Storage
- Sizeable Double Bedroom with Deeper than Average Wardrobes
- House Bathroom with Roof Window
- Central Village Location



A charming two double bedroom central village property boasting immaculate and deceptively spacious accommodation as well as a south westerly rear garden and two allocated parking spaces. The property is set in the heart of Alvechurch with easy access to amenities, excellent schooling and local train station (direct to Birmingham New Street).

Living Room: 12' 7" x 13' 9" (3.86m x 4.21m)
Kitchen/Diner: 12' 8" x 12' 7" (3.91m x 3.86m)
Cellar: 16' 3" (max) x 14' 0" (4.98m x 4.27m)
Bedroom One: 13' 8" x 10' 6" (4.20m x 3.23m)
Bedroom Two: 13' 0" x 8' 10" (max) (3.98m x 2.73m)
Bathroom: 12' 8" x 4' 6" (max) (3.91m x 1.39m)



Red Lion Street, Alvechurch
Ground Floor



Total Approximate Area (including Cellar):
96.9 sq. m (1,043.02 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.

