



The logo for Arden Estate Agents, featuring a stylized green house icon above the word "arden" in a bold, white, sans-serif font. Below "arden" is the text "ESTATE AGENTS" in a smaller, white, sans-serif font.

arden  
ESTATE AGENTS

It's who  
you move  
with.



# 3 Cygnet Close, Alvechurch, B48 7PX

£250,000

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### Summary

A pristine mid terraced home boasting deceptively spacious accommodation including a kitchen/diner, lounge, two bedrooms - one with an open en suite, south westerly rear garden and two allocated car parking spaces. The property is located in the highly sought after village of Alvechurch close to schooling, amenities and train line to Birmingham City Centre. Offered with NO ONWARD CHAIN.

### Description

The accommodation comprises: Covered porch, enclosed entrance lobby, sizeable kitchen/dining room and lounge with electric fire and sliding glazed door onto the garden.

The first floor features a double bedroom with open shower room (comprising basin and shower), single bedroom overlooking the garden with airing cupboard and house bathroom.

### Outside

Externally, the property features a south westerly tiered rear garden with patio, steps ascending through a planted area, garden gate providing access to Willow Brook Road and two allocated parking spaces located close to the front of the house. Just a short walk from the property brings within reach the playing fields offering children's play area, football pitch and basketball court.

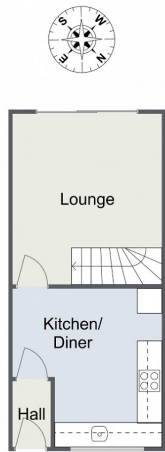
### Location

The residence is situated within the sought after Village of Alvechurch, and is conveniently located for bus routes, schooling, shopping and eating facilities within the village centre itself, as well as Alvechurch Railway Station and walks along the local canal network. Also nearby are the facilities offered by both Barnt Green Village and Redditch Town.

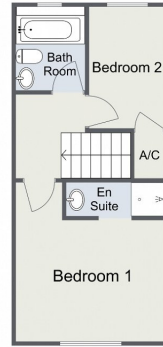


Cygnets Close, Alvechurch

Ground Floor



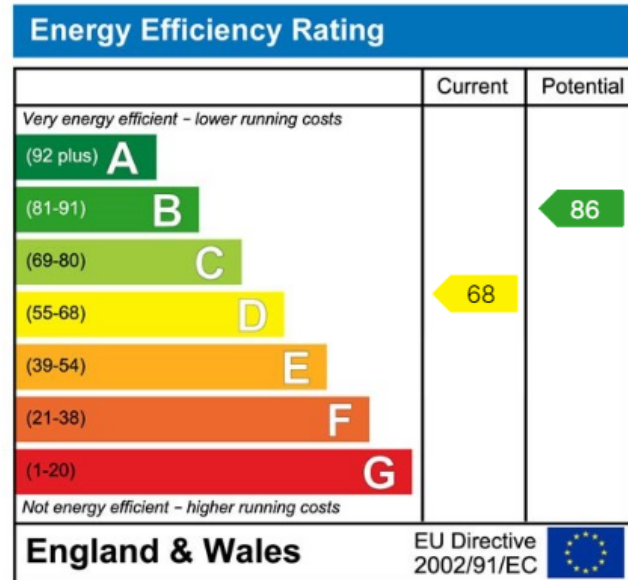
First Floor



Total Approximate Area: 58.9 sq. m (633.99 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.

- Lounge 4.15m x 3.63m (13'7" x 11'10")
- Kitchen/Diner 3.84m (max) x 3.63m (max) (12'7" x 11'10")
- Bedroom 1 3.87m (max) x 3.64m (12'8" x 11'11")
- Bedroom 2 2.96m x 1.84m (9'8" x 6'0")
- En Suite 0.86m x 2.51m (2'9" x 8'2")
- Bathroom 1.85m x 1.69m (6'0" x 5'6")



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.

