



Barberry, Rowney Green Lane, Rowney Green, Alvechurch, B48 7QP

Offers Over £650,000



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Summary

A sublime and immaculate residence boasting 2,106 sq. ft of flexible accommodation including two reception rooms, four bedrooms across two floors, two shower rooms, double garage and a stunning Westerly rear garden with direct access onto Newbourne Wood. The property occupies a peaceful setting within the sought after hamlet of Rowney Green, enjoying spectacular views of open countryside and local walks, offering rural tranquillity yet within easy reach of the nearby village of Alvechurch and the motorway network.

Description

The accommodation comprises: Entrance hall with guest WC, cloaks cupboard and under stairs storage, modern breakfast kitchen (including a Rangemaster oven and extractor fan), utility room, generous living room with gas living flame fire and a superb conservatory equipped with underfloor heating. A well proportioned home office (or alternatively a fourth bedroom) is located at the front of the property which enjoys a spectacular outlook over open countryside.

A double guest bedroom serves the ground floor, complete with built in wardrobes and en suite shower room.

The first floor features a sumptuous double bedroom overlooking the garden including a walk in wardrobe as well as a second double bedroom across the landing with built in cupboard. Both bedrooms benefit from the use of an adjacent contemporary shower room.

Eaves storage is available throughout the first floor.

Services

Mains water, gas, electric and drainage.

PVC double glazing throughout.

Vaillant combination boiler.





Outside

The stunning Westerly rear garden enjoys a patio leading to a large lawn with planted borders, external electric points and water outlet, attractive mid-garden terrace with venetian screening, shed, greenhouse and private gated access onto Newbourne Wood - a beautiful 11 acre plantation once part of a 12th century deer park. The land here was formed by a glacial terminal moraine in the last ice age and there are beautiful panoramic views of the landscape from the woodland edge.

The property is approached by a sweeping drive opening onto an area of parking suitable for up to four vehicles as well as providing access to a part submerged double garage. A set of steps ascends to the front of the property and also features a flat lawned garden area.

Location

Rowney Green's village activities revolve around the nearby Village Hall where there is a thriving community pub every Friday evening and regular social events and classes, as well as playing fields and tennis courts. The nearby village of Alvechurch (approximately 2.1 miles) offers a sought after first and middle school, shopping and eating facilities, walks along the local canal network and railway station which provides a regular service via the Cross City line to Birmingham New Street and beyond. There is easy access to the M42/ M5 motorway links, Birmingham Airport and Birmingham City Centre is approximately 12.2 miles away. Rowney Green is also in catchment for Beoley First School.



Room Dimensions

Living Room 5.15m x 4.12m (16'10" x 13'6")

Conservatory 3.18m x 7.6m (10'5" x 24'11")

Kitchen 4.15m x 4.13m (13'7" x 13'6")

Study/Bedroom 4 3.25m x 2.88m (10'7" x 9'5")

Bedroom 1 4.13m x 2.9m (max) (13'6" x 9'6")

En Suite 2.65m (max) x 1.49m (max) (8'8" x 4'10")

Double Garage 5.88m x 5.79m (19'3" x 18'11")

Bedroom 2 4.69m (max) x 3.97m (15'4" x 13'0")

Bedroom 3 2.99m (max) x 3.97m (9'9" x 13'0")

Shower Room 2.25m x 2.08m (7'4" x 6'9")

Council Tax Band: F

EPC: D



Rowney Green Lane, Alvechurch Ground Floor



First Floor



Total Approximate Area (Excluding Garage): 161.8 sq. m (1,741.60 sq. ft)
Total Approximate Area (Including Garage): 195.7 sq. m (2,106.49 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.

