





# 18 Latimer Road, Alvechurch, B48 7NN

Offers Over £370,000

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## Description

The accommodation comprises: Enclosed porch, entrance hall, generous lounge with attractive wood burning stove in a cream enamel finish, contemporary ground floor bathroom and a stunning open plan kitchen/dining room with roof window and bi-folding doors onto the garden. This substantial room is perfect for entertaining on a large scale as well as being enjoyed as a family centered space.

The first floor features three well proportioned bedrooms and the second floor loft conversion offers a fantastic bedroom with two velux windows and it's own en suite shower room.

## Outside

The south easterly rear garden enjoys an entertaining patio with bench seating, astro turf lawn with submerged trampoline and a private wooden shelter perfectly suited for a hot tub with power and lighting. The driveway at the front provides parking for two vehicles and a shared passageway between the neighbouring property allows for side access to the garden.

## Room Dimensions

**Lounge** - 7.74m x 4.64m (25'4" x 15'2") max

**Kitchen/Diner** - 7.98m x 4.35m (26'2" x 14'3") max

**Bathroom** - 3.24m x 1.79m (10'7" x 5'10")

## Stairs To First Floor Landing

**Master Bedroom** - 3.59m x 2.98m (11'9" x 9'9") max

**Bedroom 2** - 3.36m x 2.27m (11'0" x 7'5")

**Bedroom 3** - 2.47m x 2.27m (8'1" x 7'5")

## Stairs To Second Floor

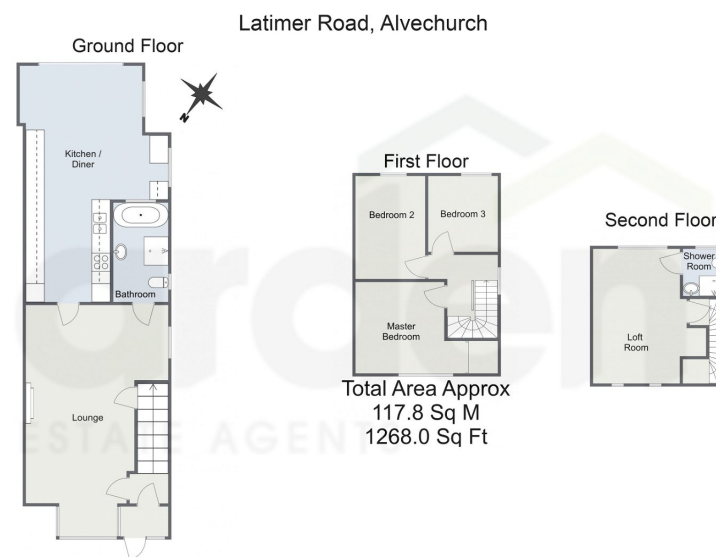
**Loft Room** - 4.39m x 3.6m (14'4" x 11'9") max

**Shower Room** - 1.5m x 1.51m (4'11" x 4'11")





- Greatly Extended and Beautifully Modernised
- Generous Lounge with Wood Burner
- Contemporary Ground Floor Bathroom
- Loft Conversion Bedroom with En Suite
- Located on the Edge of Open Countryside
- South Easterly Rear Garden
- Stunning Open Plan Kitchen/ Dining Room
- Three Well Proportioned Bedrooms
- Front Driveway for Two Cars
- Just a Stone's Throw from the Train Station



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.

