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# 4 Hollington Road, Alvechurch, B48 7LQ

Offers Over £425,000

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## Summary

Originally built in 2011, this superb three storey family home has since been much improved by the current owners, enjoying a contemporary breakfast kitchen, lounge/dining room with media wall, three first floor bedrooms and bathroom, magnificent second floor bedroom suite, garage and parking. The residence is located on a popular village development, within walking distance from Alvechurch amenities and sought after schooling.

## Description

The immaculate accommodation comprises: Entrance hall (with space under the stairs for a potential office area), trendy guest cloakroom and a beautiful upgraded kitchen with breakfast bar and integrated Zanussi fridge/freezer, Zanussi dishwasher and AEG double electric oven & gas hob. A sliding glazed door from the hall leads to an attractive lounge/dining room featuring a media wall, remote controlled electric fire and double glazed doors opening onto the garden.

The first floor features an airing cupboard, sizeable storage cupboard, two double bedrooms (both with fitted wardrobes), single bedroom/office and family bathroom. A set of stairs ascends to the superb second floor master bedroom suite complete with velux windows, built in double wardrobe, eaves storage (containing the combi boiler) and sizeable en suite shower room.

## Outside

The low maintenance rear garden has been beautifully landscaped enjoying a patio, astro turf lawn, sunny area at the top of the garden (perfect sun trap!), fenced and walled boundaries and gate providing access onto Hollington Road, leading to the garage and two parking spaces in front.

The front of the property is accessed via a gate (shared with one other property) and also benefits from a lawned area flanked by hedging directly outside the front.





- Much Improved by the Current Owners
- Lounge/Dining Room with Media Wall
- Magnificent Second Floor Bedroom with En Suite
- Garage and Two Parking Spaces
- Close to Sought After Schooling
- Contemporary Breakfast Kitchen
- Three First Floor Bedrooms and Bathroom
- Beautifully Landscaped Low Maintenance Rear Garden
- Within Walking Distance to Village Amenities



Hollington Road, Alvechurch



Total Approximate Area (Excluding Garage): 116.8 sq m to sq. m (1,257.22 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.

