



Barn 3, Lea End Lane, Alvechurch, B48 7AY

Guide Price £600,000

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Summary

A spectacular four bedroom semi-detached barn conversion converted in 2005 to exacting standards and exceptionally well maintained throughout boasting approx. 1,552 sq. ft of flexible accommodation with many charming character features. The property is situated upon a 0.14 acre (approx.) south easterly plot within a small picturesque development in an idyllically rural yet accessible location with far reaching views over neighbouring countryside.

Description

The inviting atmosphere of the ground floor accommodation offers an expansive entrance hallway with walk in cloaks cupboard and under stairs storage, generous lounge/dining room with brick feature fireplace, electric stove and french doors to the garden and a country style kitchen enjoying a breakfast island, wooden worktops and access to a utility room. The high quality integrated appliances include a cooker, dishwasher, washing machine and a frost free fridge/freezer.

The ground floor also offers a stunning family bathroom with freestanding tub and separate shower enclosure as well as a double bedroom which provides access to the study.

The hallway, kitchen and downstairs bathroom are equipped with electric underfloor heating.

The first floor boasts beautiful vaulted, beamed ceilings and features a master bedroom with eaves storage and en suite shower room, additional double bedroom (also with eaves storage) and single bedroom (currently utilised as a dressing room).





Service charge: £40 per month

Utilities: Mains water, mains electric, oil fired central heating, private drainage via a treatment plant (regularly serviced and emptied).

The Worcester Bosch combi boiler has 7 years remaining on it's guarantee.

Location

The residence is situated between the pretty village of Alvechurch and Hopwood, and is conveniently located for Alvechurch first and middle schools, shopping, pubs and restaurants within the village centre and walks along the local canal network and rail station. Two renowned pubs, the Peacock and the Coach and Horses (with it's own mini brewery) are just over a mile away. Also nearby are the facilities offered by Barnt Green, Redditch, Solihull and central Birmingham (located approx. 10 miles away).



Room Dimensions

Lounge Diner - 5.94m x 4.5m (19'5" x 14'9")

Kitchen - 4.79m x 3.57m (15'8" x 11'8")

Utility Room - 1.97m x 1.45m (6'5" x 4'9")

Bedroom 2 - 4.37m x 3.18m (14'4" x 10'5")
max

Study - 2.16m x 1.67m (7'1" x 5'5")

Bathroom - 2.96m x 2.26m (9'8" x 7'4")

Garage - 5.02m x 2.4m (16'5" x 7'10")

Stairs To First Floor Landing

Master Bedroom - 4.82m x 3.65m (15'9" x 11'11") max

Eaves Storage - 4.82m x 1.3m (15'9" x 4'3")

Ensuite - 1.9m x 1.64m (6'2" x 5'4")

Bedroom 3 - 3.94m x 3.29m (12'11" x 10'9")
max

Bedroom 4 / Dressing Room - 3.71m x 2.28m
(12'2" x 7'5")

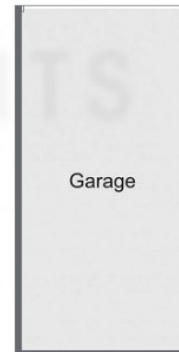
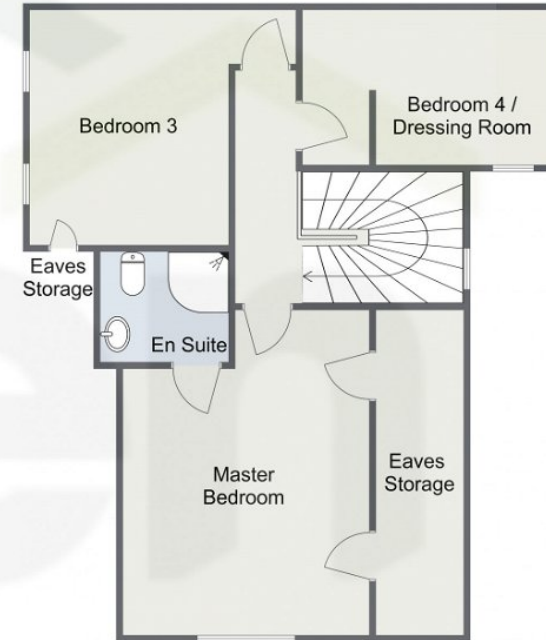


Lea End Lane, Alvechurch

Ground Floor



First Floor



Total Area Approx
156.2 Sq M
1681.3 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.



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