



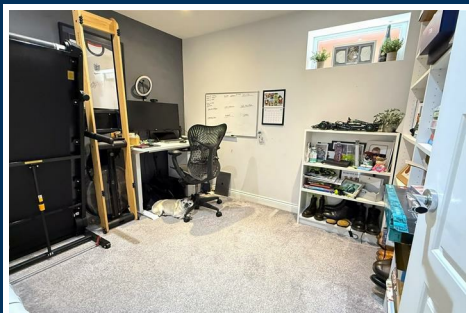
17 Rectory Gardens

Alvechurch, Birmingham, B48 7TH

Offers Over £500,000



FOUR BEDROOM DETACHED FAMILY HOME - VIEWINGS HIGHLY RECOMMENDED Nestled in the charming, sought after area of Alvechurch, offering a friendly community and convenient access to local amenities, schools, and transport links. This idyllic modern detached home offers a perfect blend of comfort and modern living. With four well-proportioned bedrooms, this home offers: off road parking for two vehicles, entrance hallway with storage, living room, kitchen diner with access to the rear garden with patio area, the rear of the garage has been converted to create an ideal office space/play room, utility area and guest WC. To the first floor there is bedroom one with ensuite shower room, three further great sized bedrooms and family bathroom. EPC Rating: B. To arrange a viewing on this beautiful property, please contact our Kings Norton Office.



Approach

The property is approached via a front driveway providing parking for two vehicles with access into garage, mature lawned area and step leading up to obscured double glazed front entry door opening into:

Hallway

With stairs giving rise to the first floor accommodation, ceiling spotlight points, laminate wood effect floor covering, door opening into useful storage cupboard, central heating radiator and doors opening into:

Living Room

18'3" max x 11'0" (5.584 max x 3.369)

With double glazed bay window to the front aspect, double glazed window to the side aspect, further double glazed window to the other side aspect, ceiling light point and two central heating radiator.

Kitchen

18'10" max x 14'11" max (5.761 max x 4.560 max)

With continued laminate wood effect floor covering, central heating radiator, ceiling spotlight points, double glazed window to the rear aspect, double glazed French doors with accompanying window giving views and access to the rear garden, a selection of matching wall and base units with integrated dishwasher, integrated double oven, five ring burner gas hob with extractor over, one and a half bowl sink and drainer with mixer tap over, wine fridge, space facility for an American style fridge freezer, door opening into utility and door opening into:

Office/Partially Converted Garage

8'5" x 10'3" (2.582 x 3.127)

With wall mounted electric heater, double glazed obscured window to the side aspect and ceiling light points.

Utility

5'9" x 5'6" (1.760 x 1.691)

With continued laminate wood effect floor covering, obscured double glazed door giving access to the rear garden, space facility for washer/dryer, central heating radiator, ceiling spotlights and wall and base units.

Downstairs WC

2'11" x 5'9" (0.901 x 1.772)

With continued laminate wood effect floor covering, part tiling to walls, wall mounted extractor fan, ceiling spotlight, pedestal wash hand basin, push button WC and central heating radiator.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with ceiling spotlight points, loft access point, double doors opening into useful storage cupboard housing the water tank and doors opening into:

Bedroom One

11'2" x 12'0" max (3.424 x 3.666 max)

With double glazed window to the front aspect, double glazed window to the side aspect, fitted wardrobes with mirror fronted, central heating radiator, ceiling light point and door opening into:

En-Suite

9'2" x 3'10" (2.800 x 1.184)

With obscured double glazed window to the side aspect, part tiled to walls and splash backs, central heating radiator, walk-in shower cubicle with mains powered shower over, wash hand basin on pedestal with mixer tap over, ceiling spotlight points, low flush push button WC, laminate wood effect floor covering and wall mounted extractor fan.

Bedroom Two

10'2" x 11'11" (3.106 x 3.637)

With double glazed window to the rear aspect, double glazed window to the side aspect, central heating radiator and ceiling light point.

Bedroom Three

11'11" x 10'2" max (3.647 x 3.114 max)

With double glazed window to the rear aspect, central heating radiator and ceiling light point.

Bedroom Four

9'0" x 11'2" (2.750 x 3.416)

With ceiling light point, double glazed window to the front aspect and central heating radiator.

Bathroom

7'0" x 6'3" (2.159 x 1.926)

With laminate wood effect floor covering, central

heating radiator, double glazed obscured window to the rear aspect, low flush push button WC, wash hand basin on pedestal with mixer tap over, bath with mixer tap, ceiling spotlight points, tiling to splash back areas and wall mounted extractor fan.

Rear Garden

With a paved patio area leading to a mature lawned area and a side access point.

Garage Area/Storage

6'3" x 8'8" (1.910 x 2.657)

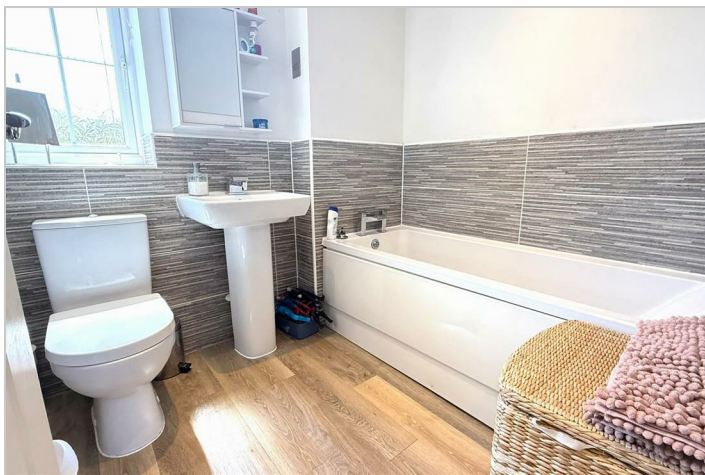
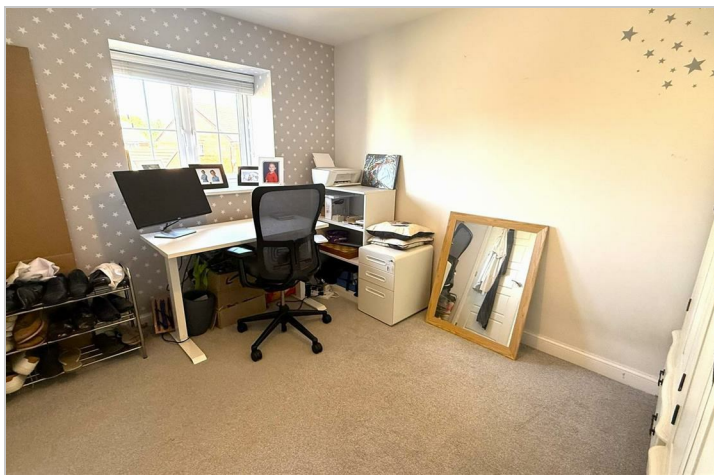
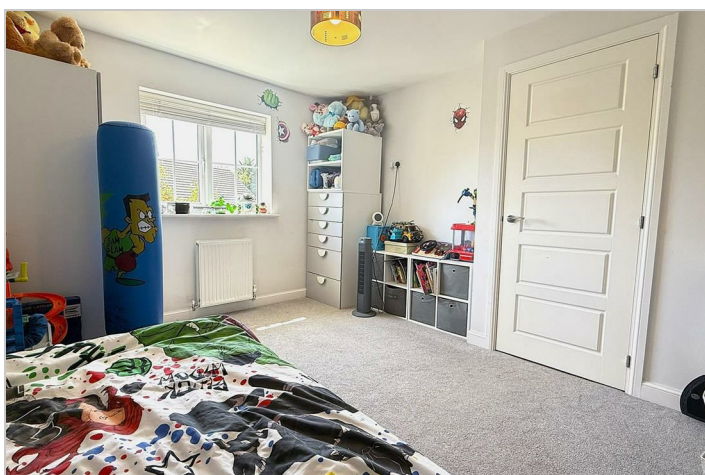
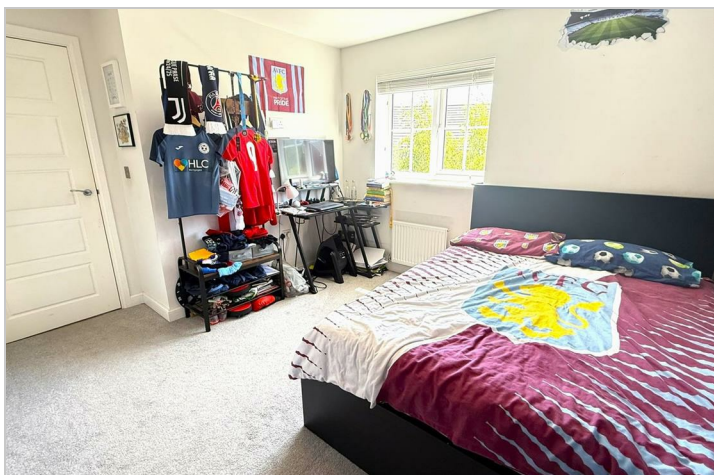
With an electric roll door.

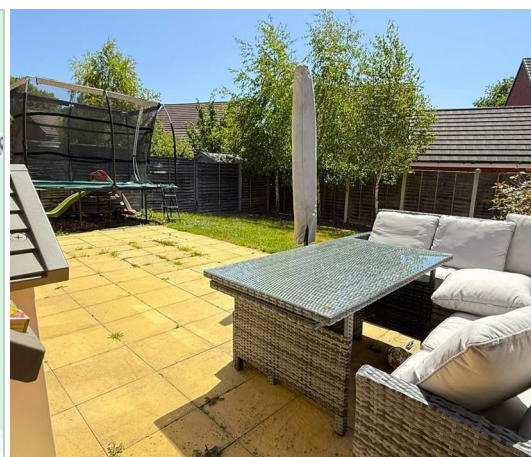
Council Tax

According to the Direct Gov website the Council Tax Band for Rectory Gardens Alvechurch, Birmingham, B48 7TH is band F and the annual Council Tax amount is approximately £3,422.93, subject to confirmation from your legal representative.

Tenure

We believe the property is Freehold subject to confirmation by a Solicitor.





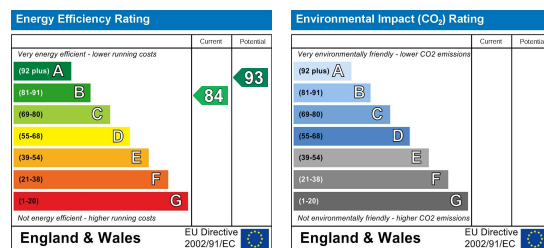
Floor Plan



Viewing

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.