



AP MORGAN

Alvechurch Road, Birmingham
Offers in excess of £400,000

Features:

- Four bedrooms
- End-of-terrace
- Open-plan kitchen/living/dining room
- Well-appointed kitchen
- Charming period features
- Neat garden with summer house
- Well-connected location

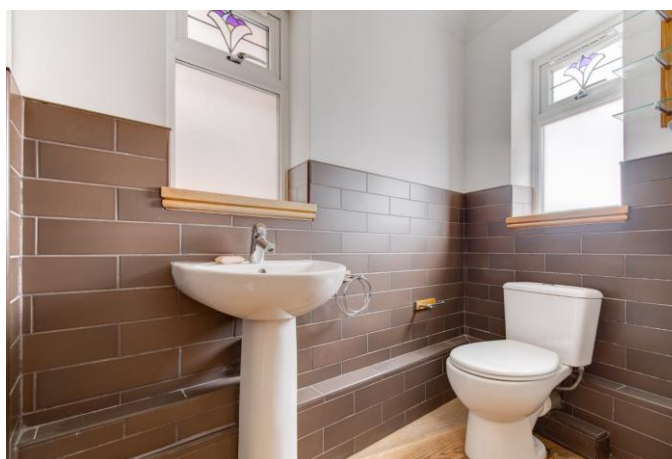
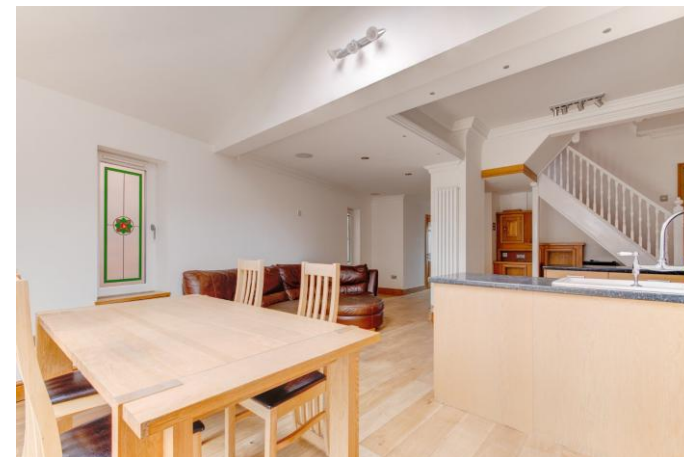
Description:

NO ONWARD CHAIN

Beautifully presented, four bedroom, end-of-terrace home with driveway parking, generous room sizes, a tidy garden and quick access to a range of shops and amenities. The design of the property perfectly blends 20th-century period charm and contemporary interiors. Desirable features include: an intricate egg and dart stonework perimeter, a black timber and white render Edwardian style frontage façade, and asymmetric roof design. The property was rebuilt and refurbished by Master Carpenter IOC in 2008

The property is fronted by a block-paved driveway, offering parking for two vehicles; further parking is available on the road in front.

The home opens through an oak front door into a delightful open-plan space, providing kitchen, living and dining areas. The open hallway is home to a handy storage cupboard and door to the WC/utility with basin, WC, combi boiler, counter space, and plumbing for washing appliances. The kitchen area with polished oak flooring is excellently appointed and well-sized providing a Smeg range cooker with five-ring gas hob and electric oven, plus extractor above, sink with draining board, integrated microwave. The living/dining space, also with polished oak floor is perfect to accommodate a large dining table and chairs, and a suite for relaxing. Sliding doors to the garden and a Velux window fill the area with natural light. Tiered steps lead up towards the lounge, with open understairs storage space. The stairs have been restored and strengthened consisting of two landings and levels, carpet red wool with a bespoke stair runner and chromed bars. To the front of the home is a spacious lounge, with a bright bay window, restored fireplace with log burner and a charming bay window, solid American white oak floor with bespoke oak doors, and contemporary ironmongery.



Rising to the first-floor, the sizeable landing leads into four bedrooms, three of which double, and the family bathroom. Bedroom One is a spacious main bedroom overlooking the front of the property with solid oak floors and doorframe. Bedroom Two, also situated at the front and with solid oak floor and doorframe, is a large, L-shaped double room with plenty of space for furnishings. Double Bedroom Three looks to the garden and with a generous floorspace, vaulted arcade ceiling, and solid American white oak polished floors and door. Bedroom Four is a well-proportioned single room with Velux window, vaulted ceiling, solid American white oak polished floors and door, and views of the garden to the rear aspect. The family bathroom completes the first floor, with a bathtub, WC, handbasin, bespoke fitted units, and curved maki combination shower unit.

The rear garden presents a block-paved patio surrounding a neat lawned area, leading to a powered and security alarmed summer house with fitted lighting - ideal for use as a workspace, home gym, bar, or hobby room. An access gate allows passage to the front of the property.

Details:

Kitchen/Living/Dining Room 21'2"x32'7" (6.45mx9.93m) Max. dimensions

WC/Utility 4'4"x10' (1.32mx3.05m) Max. dimensions

Lounge 11'8"x14'8" (3.56mx4.47m) Max. dimensions incl. bay

Landing

Bedroom 1 11'8"x11'9" (3.56mx3.58m)

Bedroom 2 10'4"x11'5" (3.15mx3.48m) Max. dimensions

Bedroom 3 10'2"x10'1" (3.1mx3.07m)

Bedroom 4 7'11"x12'2" (2.41mx3.7m) Max. dimensions

Bathroom 5'5"x10'1" (1.65mx3.07m)

EPC Rating: D

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.



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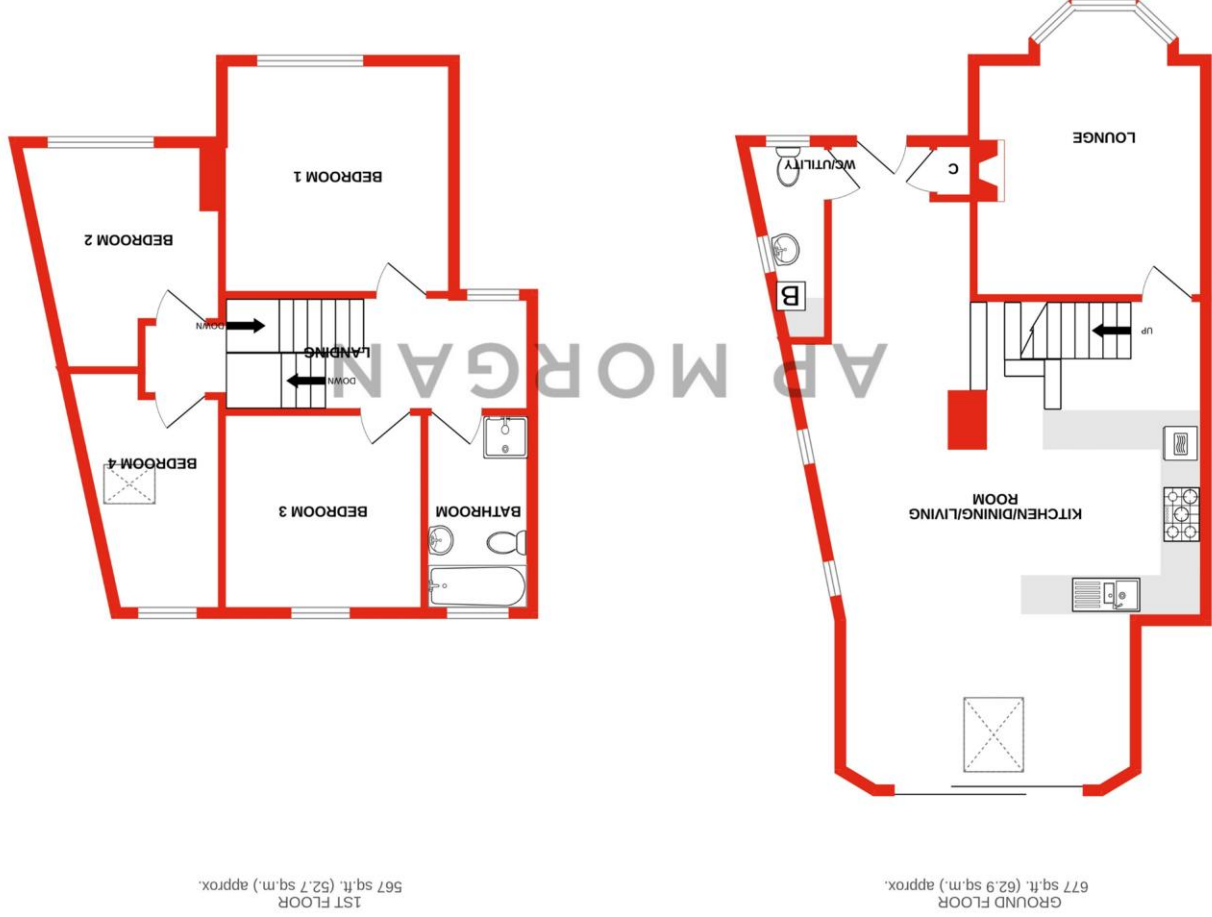
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