

AP MORGAN



Rose Avenue, Alvechurch, Birmingham
Offers in the region of £400,000

Features:

- Offered with no onward chain
- Deceptively spacious semi-detached dormer bungalow
- Three bedrooms & family shower room
- Generous corner plot
- Excellent potential for family living
- Opportunity to extend further (STPP)
- Large open plan living/dining/kitchen/family room
- Additional reception room/study
- Driveway, garage & private wrap around gardens

Description:

Offered with no onward chain is this well-maintained and generously proportioned semi-detached dormer bungalow, occupying a generous corner plot towards the end of a desirable cul-de-sac in the highly sought-after semi-rural village of Alvechurch. With excellent scope to modernise or extend (subject to relevant permissions), the property presents a fantastic opportunity to create a unique family home in a prime location. The property is approached via a generous frontage with a block-paved driveway leading to an attached garage, alongside a well-maintained lawn which offers potential to create additional parking if required.

Internally, the spacious layout briefly comprises entrance hallway with built-in storage cupboard, and an impressive open-plan wraparound lounge/dining/kitchen space. The kitchen is fitted with a range of wall and base units, a large breakfast bar, a generous walk-in pantry cupboard, and integrated appliances including a fridge/freezer (replaced in recent years), dual ovens, and a dishwasher—all professionally cleaned and well-maintained.

Just off the kitchen is a versatile utility/garden room with plumbing for a washing machine, external garden tap, access to a brick-built store cupboard, and an integral door through to the garage. The garage itself benefits from power sockets and an inspection pit—ideal for car maintenance enthusiasts or further conversion potential (subject to permissions). To complete the ground floor layout is a generous double bedroom one with bay window to the front aspect, a family shower room, and a separate study/reception room with staircase rising to the first floor. Upstairs, the first-floor hosts



two good-sized double bedrooms with built-in wardrobes, and access to a large eaves loft storage area.

Externally, the rear of the property enjoys a private, wraparound garden laid mainly to lawn, with a paved pathway, mature planted beds, fenced boundaries, and side access to the front. The outdoor space offers ample room to extend the property further, subject to planning consent. While the property would benefit from a degree of modernisation, it has been well cared for by the current owner and includes features such as recently professionally cleaned carpets and the addition of Hive central heating, offering potential for immediate occupation.

Entrance Hall

Lounge 5.01 x 4.23

Dining Area 3.10 x 2.86

Kitchen 3.12 x 5.74 Both max

Utility/Garden Room 4.09 x 2.54

Bedroom One 4.36 x 3.03 Max incl bay

Reception Room/Study 2.42 x 3.12

Shower Room 2.37 x 1.92

Garage 5.32 x 3.01

First Floor Landing

Bedroom Two 2.74 x 4.59 Max incl wardrobe

Bedroom Three 2.73 x 3.03 Both max

EPC Rating: D

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



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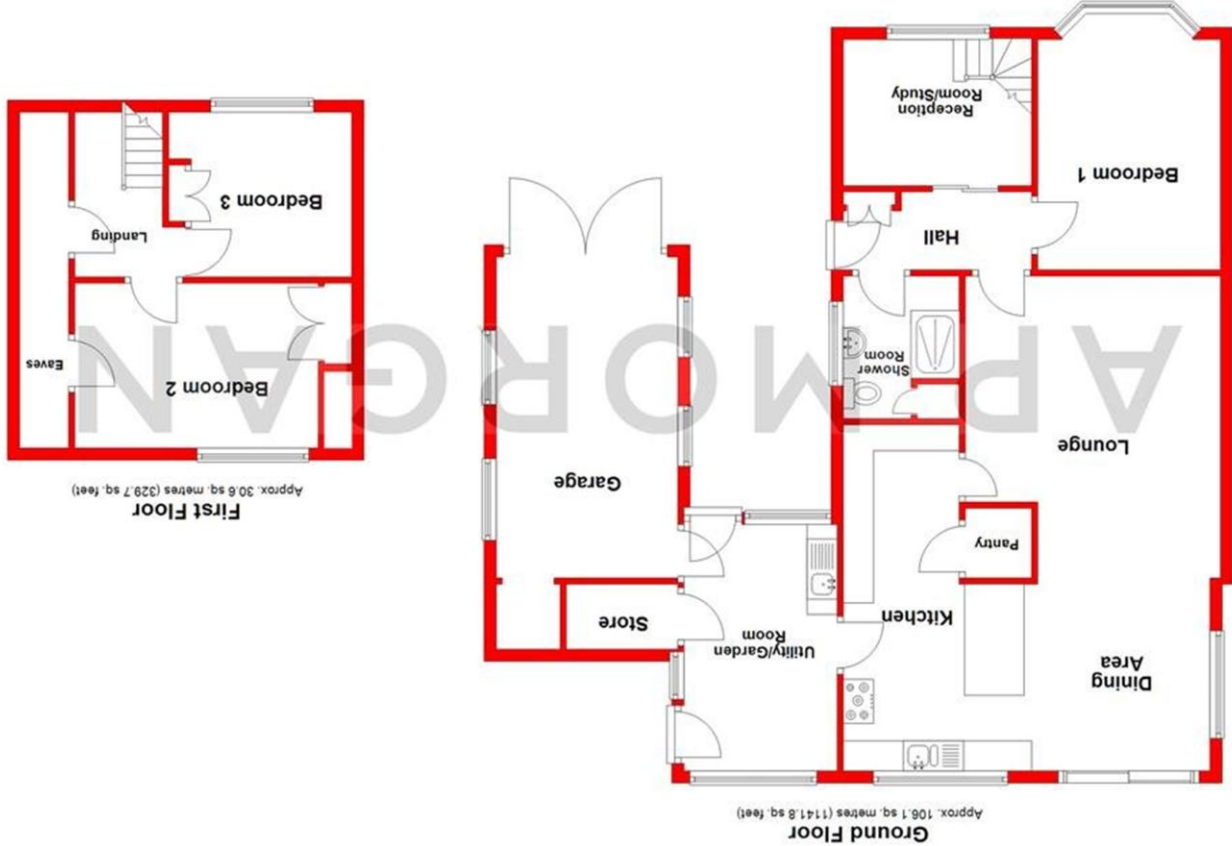
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