

AP MORGAN



Rowney Green Lane, Roney Green,
Offers in excess of £750,000

Features:

- Offered with no onward chain
- Sought after Rowney Green location
- Detached family home
- Four well-proportioned bedrooms
- Generous living space
- Driveway and garage
- Exclusive access to 'The Spinney'
- EPC Rating: TBC

Description:

Offered with no onward chain, an impressive, detached family home with flexible living space and four well-proportioned bedrooms. This property is positioned in the highly sought after area of Rowney Green, nestled within the Worcestershire countryside and offers access to a large, private area of land to the rear, known as 'The Spinney' exclusively shared between the occupants of only six neighbouring properties.

To the front of the property is a generous tarmac driveway providing off-road parking for multiple vehicles along with access to the attached garage.

The ground floor accommodation establishes: Entrance porch and hallway with stairs rising to the first floor landing, sizeable living room with a bay window to the front and French Doors to the rear, along with a feature fireplace and log burner, contemporary fitted kitchen with integrated appliances (electric hob, oven, dishwasher and sink), separate formal dining room with serving hatch, and the added conservatory, offering views and access to the rear garden. The ground floor is complete with a back porch offering access to the garage and handy utility room.

The first-floor landing comprises: Bedroom one with a feature bay window and fitted wardrobes, double bedroom two with space for wardrobes, double bedroom three with fitted wardrobes and views to the rear, single bedroom four (currently used as an office), and the modern shower room with airing cupboard.

Outside to the rear is a generous south-facing garden comprising initially of a paved patio area, ideal for outdoor dining furniture, before stepping down to a sizeable lawn with mature plants throughout and hedged boundaries. A gate at the foot of the garden allows access to 'The Spinney' – a large section of land comprising of grassland, heathland, and bluebell woods, communally shared between six neighbouring property owners.



The property is situated in a secluded and peaceful location within Rowney Green and is ideally positioned for countryside walks through footpaths and bridleways. The nearby village of Alvechurch offers an assortment of amenities including shops, pubs/restaurants, doctors, and dentist, along with well-regarded first and middle schools. The property is also conveniently placed for access to M42 and M40 motorways.

Details:

Entrance Hallway

Living Room 24'2" x 11'9" (7.37m x 3.58m)

Dining Room 12'4" x 12'9" (3.76m x 3.89m)

Kitchen 9' x 16'5" (2.74m x 5m)

Conservatory 8'9" x 20'9" (2.67m x 6.32m)

Bedroom One 15'5" x 11'9" (4.7m x 3.58m)

Bedroom Two 12'4" x 13'11" (3.76m x 4.24m)

Bedroom Three 8'2" x 11'9" (2.5m x 3.58m)

Bedroom Four 5'1" x 8'3" (1.55m x 2.51m)

Shower Room 8'7" x 7'7" (2.62m x 2.3m)

Garage 18'8" x 13'8" (5.7m x 4.17m)

EPC Rating: To be confirmed

Council Tax Band: F (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.



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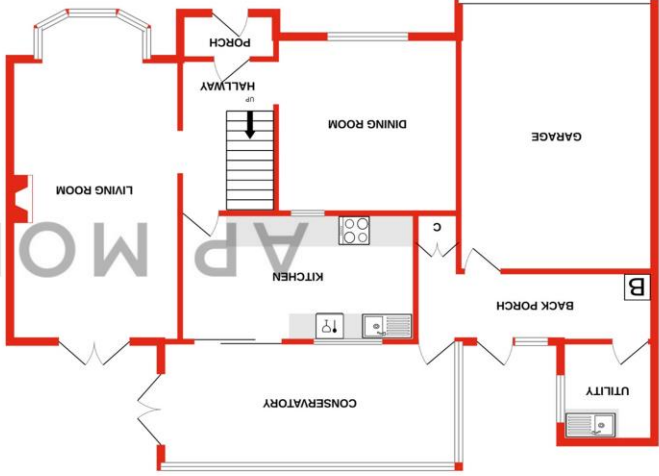
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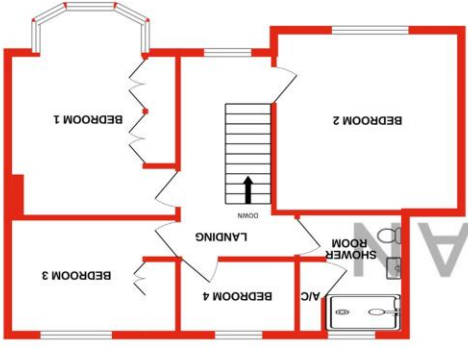
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GROUND FLOOR (113.8 sq.m.) approx.



1ST FLOOR (58.6 sq.m.) approx.



TOTAL FLOOR AREA: 1855 sq.ft. (172.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their quality or efficacy can be given. Made with Metropix ©2024

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