

AP MORGAN



Rose Avenue, Alvechurch, Birmingham
Offers in excess of £385,000

Features:

- Three-bedroom semi-detached bungalow on generous corner plot
- Entrance hall with WC
- Spacious lounge open to sitting/dining room
- Fitted kitchen
- Three double bedrooms
- Bedroom one with ensuite/dressing room
- Well-kept bathroom
- Spacious and mature garden space
- Parking for multiple vehicles

Description:

A well-maintained, three-bedroom semi-detached bungalow on an ample corner plot within Alvechurch, offering generous room sizes, a well-fitted kitchen, open plan lounge to dining/sitting room, generous and mature garden, and plentiful integrated storage spaces.

This property features a driveway laid to tarmac, providing ample parking for multiple vehicles as well as providing rear access via a gate.

The ground floor of the property comprises: a welcoming porch, an entrance hall, the fitted kitchen offers; a sink and space/plumbing for freestanding amenities. The sitting/dining room is open plan with the lounge of the property, features doors to the rear and a gas fireplace. Bedroom one is a generous double with an ensuite/dressing room, bedroom two is a further double with an integral wardrobe and bedroom three is a comfortable double that features space for wardrobes. The bathroom of the house features a bath/shower, washbasin, and WC.

To the rear of the property is an established, versatile and private garden laid to an initial bordering stone-slab patio, with a generous central space laid to lawn, an apple tree and mature planted areas. This garden offers a further patio area to the side, with fenced and planted boundaries.

Situated in Alvechurch, this property is less than a mile from the Village High Street, and roughly 4.9 miles from the Redditch Town Centre, both offering an assortment of amenities including shopping, well regarded schooling, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are easily accessible.



Details:

Porch

Entrance Hall

Lounge 14' x 12'4" (4.27m x 3.76m) Both max

Sitting/Dining Room 20'6" x 11'6" (6.25m x 3.5m) Both max (L-shaped)

Kitchen 13'8" x 7'10" (4.17m x 2.4m) Both max

Bedroom one 14'9" x 11'3" (4.5m x 3.43m) Both max

Ensuite/Dressing Room 14'9" x 6'1" (4.5m x 1.85m) Both max

Bedroom two 9'5" x 13'1" (2.87m x 4m) Both max

Bedroom three 8'1" x 10'3" (2.46m x 3.12m) Both max

Bathroom 6'3" x 8' (1.9m x 2.44m) 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 406 956.

How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 406 956, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

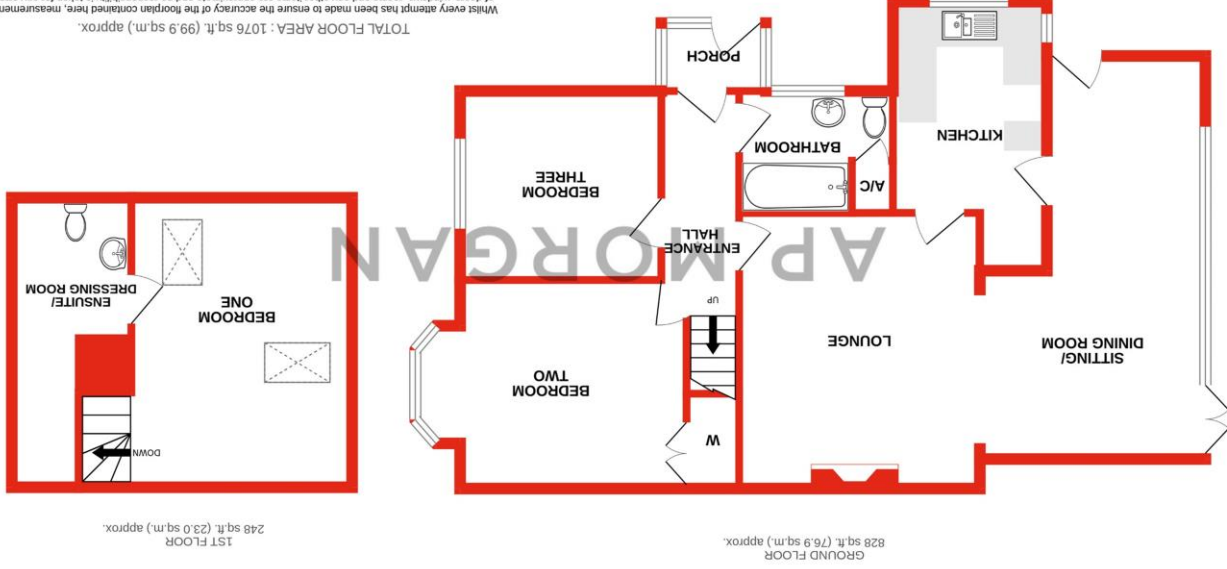
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.