



AP MORGAN

Latimer Road, Alvechurch
Offers in excess of £475,000

Features:

- Substantial four bedroom semi-detached house
- Driveway & double garage to rear
- Generous corner plot in a highly desirable village
- Lounge & large open plan kitchen/dining/family room
- Family bathroom, en-suite, utility room & guest w/c
- Enclosed front and rear gardens
- Impressive master bedroom suite with balcony
- Easy access to M5 & M42

Description:

Nestled within the highly sought after village of Alvechurch, this substantial four bedroom semi-detached family home occupies an enviable corner position. The property offers flexible and versatile accommodation, complemented by generous wrap-around gardens, together with a large driveway and double garage to the rear.

The property is approached via a spacious frontage laid to a mix of well-established shrubbery, mature trees and lawn, providing a good degree of privacy. A pathway leads to the enclosed front porch, which opens into a welcoming interior. The ground floor briefly comprises an entrance hallway, a spacious dual-aspect lounge, and a generously sized open-plan kitchen/dining/family space featuring an attractive quarry tiled floor, decorative fireplace and fitted kitchen. Completing the ground floor layout is a useful utility room with access to the rear garden, a separate WC, and an internal door from the kitchen leading into the double garage.

The unique first floor layout is split into two sections. The principal bedroom is accessed via a staircase rising from the dining area and is of substantial size, enjoying a range of fitted wardrobes, access to a private balcony overlooking the rear, and a generous en-suite shower room comprising WC, wash basin, bidet and shower enclosure. A second staircase rises from the main entrance hall to the first floor landing, with doors leading to double bedrooms two and three, a well-proportioned fourth bedroom, and the family bathroom.

Outside, the property enjoys an enclosed and mature rear garden, maintained as a wildlife garden and offering a blend of an initial patio seating area, lawn, and a variety of established trees and shrubs. A side gate provides access to the generous driveway, which offers parking for multiple vehicles and leads to the double garage with a remote-operated roller shutter door.

Further benefits include gas-fired central heating and double glazing throughout.

Alvechurch is set within the Worcestershire open countryside, ideal for those wishing to pursue rural leisure pursuits including walking and riding, while the Worcester and Birmingham Canal lies close at



hand and is easily accessible from Alvechurch Marina. The village boasts an extensive range of shops, medical and dental practices, as well as OFSTED Outstanding nursery, primary and middle schools, football and cricket clubs, sports and recreation grounds, three churches, and a selection of popular public houses, bistros and restaurants. Alvechurch also provides an excellent rail link into Redditch, the University of Birmingham and Birmingham city centre, while the nearby motorway network offers convenient access to a wide range of local, regional and national destinations, making this delightful location ideal for the modern day commuter.

Details:

Porch 1.50 x 1.05

Hall

Lounge 4.95 x 3.42

Dining Area 4.95 x 4.55 Both max

Kitchen 4.95 x 2.21

Utility Room 1.93 x 2.29

W/C 1.93 x 0.87

Double Garage 5.55 x 4.88

First Floor

Master Bedroom 4.97 x 7.10 Both max

Balcony

En-suite Shower Room 3.12 x 2.04

Bedroom Two 2.92 x 4.23 Both max

Bedroom Three 3.83 x 2.73 Min

Bedroom Four 2.12 x 3.49 Both max

Bathroom 1.89 x 2.26

EPC Rating: D

Council Tax Band: E (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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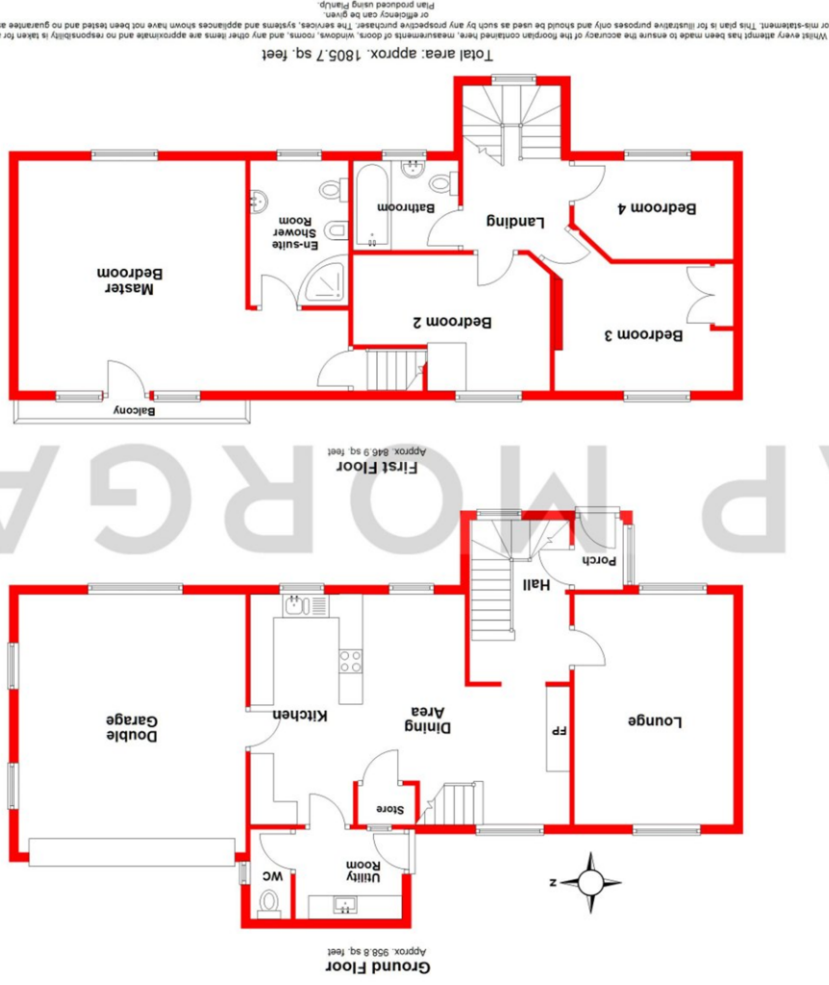
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