



**48 Latimer Road**  
ALVECHURCH

**£275,000**





## Two Bedroom Semi Detached House

### Description.

A well proportioned two bedroom home located within the sought after village of Alvechurch boasting a south easterly rear garden, driveway and easy access to the train station, amenities and popular schooling.

The accommodation comprises: Enclosed double glazed porch, entrance hall, lounge with bay window and kitchen/diner overlooking the garden with pantry and an adjoining office. A useful lean-to utility room is also accessed off the kitchen and provides plenty of storage space.

The first floor features a generous double bedroom, large single bedroom and bathroom.

Externally, the property features a delightful south easterly rear garden with shingle dining area and generous lawn with fenced and hedged boundaries. A gravel driveway at the front provides parking for two vehicles and a pathway leads to the lean to.

Location: The residence is situated approximately 0.4 miles from the centre of Alvechurch and conveniently located for Crown Meadow First School, Alvechurch C of E Middle School as well as shopping and eating facilities within the village centre, easy motorway access, main bus route, walks along the local Worcester and Birmingham canal and railway station (just a stone's throw from the property). Also, nearby are the facilities offered by both Bant Green village (1.7 miles), Bromsgrove (5.9 miles), Redditch (4.5 miles) and Birmingham (11.9 miles).





## Room Dimensions.

Living Room: 14' 7" (into bay) x 10' 5" (4.46m x 3.20m)

Kitchen/Diner: 12' 7" x 8' 11" (3.85m x 2.72m)

Office: 8' 1" x 4' 4" (2.48m x 1.34m)

Lean To: 21' 9" x 4' 9" (6.64m x 1.45m)

Stairs To First Floor Landing

Bedroom One: 9' 9" x 13' 11" (max) (2.98m x 4.26m)

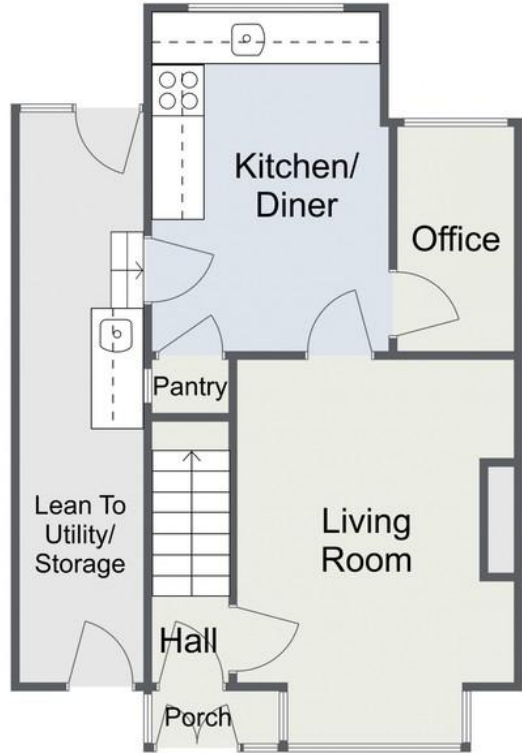
Bedroom Two: 11' 3" x 7' 8" (3.44m x 2.36m)

Bathroom: 8' 2" x 5' 10" (2.51m x 1.79m)



# Latimer Road, Alvechurch

## Ground Floor



## First Floor



Total Approximate Area (Including Lean To):  
70.9 sq. m (763.16 sq. ft)

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.  
Floor Plans made using RoomSketcher.

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EPC: D

COUNCIL TAX BAND: C

TENURE: Freehold

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For more information on this house or to arrange a viewing please call the Barnt Green office on:

0121 447 8300

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