



55 Withybed  
Lane

ALVECHURCH

£450,000



# Spacious Three Bedroom Dormer Bungalow

## Description.

A rare three double bedroom dormer bungalow boasting spacious accommodation including a modern kitchen, two reception rooms, two bathrooms as well as a low maintenance, south westerly rear garden and separate garage block with a heated room located above. The property lies close to open countryside yet just 0.5 miles from the village of Alvechurch.

The accommodation comprises: Enclosed porch, entrance hall, adjoining open aspect dining area and living room with electric fire and glazed doors onto the garden, sitting room (currently utilised as a dining room) with garden access, modern kitchen with integrated NEFF oven, microwave, four ring gas hob and adjacent utility.

A generous double bed room with built in wardrobes is located on the ground floor as well as a shower room.

The first floor landing offers a walk in cupboard, eaves storage, two double bedrooms (one with fitted wardrobes), bathroom (with bath and additional shower enclosure) and separate WC.

Externally, the property benefits from a private, low maintenance rear garden with south westerly aspect, patio area, lawn, hedged boundaries and storage room which is attached to the house and contains the boiler. To the side of the property, a gated driveway suitable for multiple vehicles leads to a separate garage block with the added bonus of a useful double glazed and electrically heated room located above (accessed via a fixed ladder within the back of the storage room).  
Agent's note: railway line to rear.



## Room Dimensions.

Living Room: 14' 0" x 12' 6" (4.28m x 3.82m)

Dining Area: 8' 9" x 9' 5" (2.67m x 2.88m)

Sitting Room: 12' 2" x 9' 0" (3.71m x 2.76m)

Kitchen: 13' 3" x 9' 0" (4.04m x 2.75m)

Bedroom One: 13' 4" x 13' 4" (4.07m x 4.08m)

Shower Room: 6' 2" x 9' 6" (max) (1.88m x 2.90m)

Garage: 8' 5" x 18' 6" (2.57m x 5.65m)

Storage: 9' 2" x 12' 4" (2.81m x 3.76m)

Stairs To First Floor Landing

Bedroom Two: 13' 5" x 9' 1" (max) (4.10m x 2.78m)

Bedroom Three: 13' 9" x 9' 3" (4.21m x 2.82m)

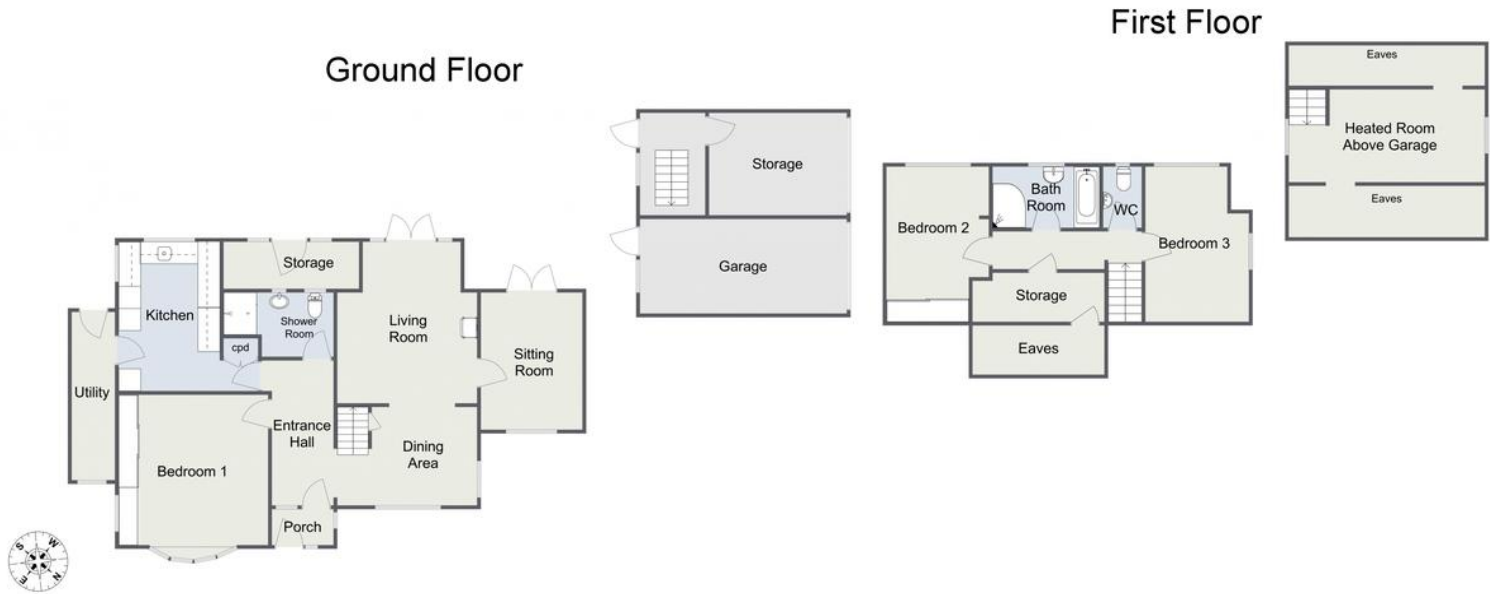
Bathroom: 5' 6" x 9' 7" (1.70m x 2.93m)

WC 5' 6" x 3' 5" (1.70m x 1.05m)

Room above Garage: 8' 3" x 17' 6" (2.52m x 5.34m)

Location: The residence is situated approximately 0.5 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 (0.5 miles away). Also, nearby are the facilities offered by both Barmt Green village (1.7 miles), Bromsgrove (5.9 miles), Redditch (4.5 miles) and Birmingham (11.9 miles).





Total Approximate Area (Excluding Garage and Eaves): 133.7 sq. m (1,439.13 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.

**Please read the following:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.

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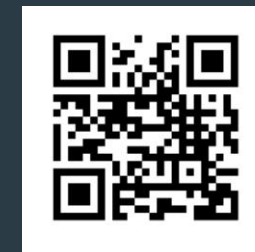
COUNCIL TAX BAND: F

TENURE: Freehold

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

0121 447 8300

Alternatively, you can scan below to view all of the details of this property online.



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