



2 Swan Street

ALVECHURCH

£425,000



Three Bedroom End Terraced Cottage

Description.

A charming and immaculate double fronted cottage believed to date back to the 18th century with a more recent double storey extension to the rear, boasting an abundance of character features including exposed beams and a wood burning stove. Not only is the property conveniently located in the centre of Alvechurch village but features an exceptional South Westerly tiered rear garden, one of the largest gardens in the road for a house of this type.

The characterful accommodation comprises: Entrance hallway, lounge with wood burning stove, flexible use reception room (currently utilised as a dining room) with access onto the patio and a country breakfast kitchen with Belfast sink, brand new range cooker and space to install a fridge/freezer, washing machine and dishwasher.

The first floor features a delightful master bedroom (large enough to accommodate a super king sized bed) with built in wardrobes and cupboard containing the boiler, second double bedroom with garden views and built in wardrobe, third double bedroom (or alternatively, an office) and a traditional style bathroom with roll top bath.

To the rear, the property features a magnificent south westerly rear garden enjoying a patio area, steps ascending through a series of brick and stone chipped tiers leading to a generous and highly private lawn at the top with two sheds (one installed in 2019), vegetable patch, flower beds, BBQ area and pergola. Side access along the house provide space for bins and public on road parking is available on Swan Street itself.



Room Dimensions.

Lounge: 14' 2" x 12' 4" (4.32m x 3.78m)

Breakfast Kitchen: 14' 5" x 11' 11" (max) (4.40m x 3.65m)

Dining Room: 11' 10" x 11' 9" (3.62m x 3.59m)

Stairs To First Floor Landing

Bedroom One: 12' 4" (max) x 12' 3" (3.77m x 3.74m)

Bedroom Two: 11' 8" (max) x 11' 7" (3.58m x 3.54m)

Bedroom Three: 7' 3" x 12' 1" (max) (2.23m x 3.70m)

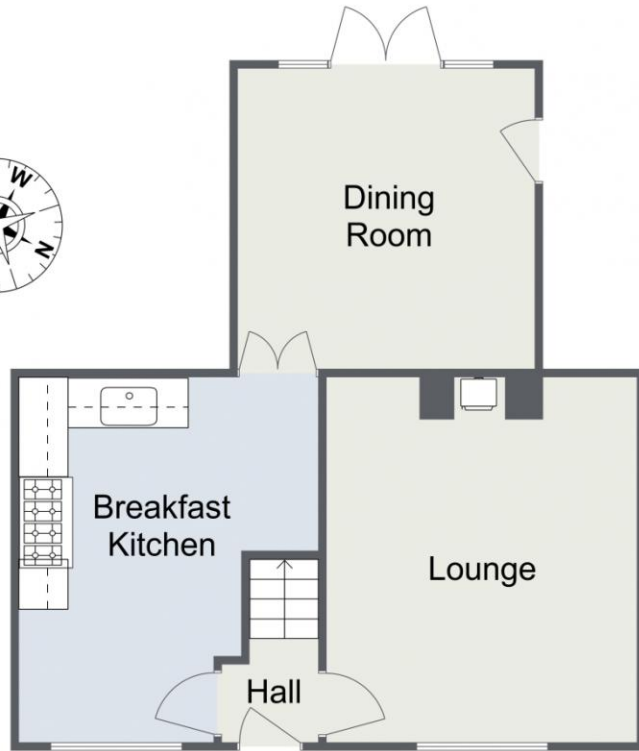
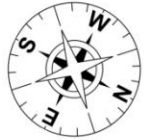
Bathroom: 6' 10" x 5' 10" (2.10m x 1.78m)

Location: Set in the thriving village of Alvechurch, the property is conveniently positioned within walking distance of excellent local shops, pubs and restaurants (including popular public house The Swan and The Red Lion) with easy motorway access and only 0.5 miles to Alvechurch train station. Local schooling includes two nurseries, First School (Crown Meadow) and Middle School (Alvechurch Church of England School). Further afield are the facilities offered by both Barnt Green (1.9 miles), Redditch (3.7 miles), and Birmingham (11.6 miles). All mileages are approximate.



Swan Street, Alvechurch

Ground Floor



First Floor



Total Approximate Area: 93 sq. m (1,001.04 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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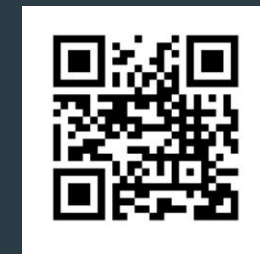
COUNCIL TAX BAND: C

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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