



Westmead

AQUEDUCT LANE
ALVECHURCH

£795,000



Imposing Five Bedroom Detached House

Description.

A fantastic opportunity to renovate and expand an imposing 1930s detached residence boasting 2,927.8 sq. ft of accommodation including three reception rooms, kitchen and breakfast room, five bedrooms, double garage, additional garage/workshop and exceptional south easterly rear garden. The property is located on a 1.25 acre plot (approx.) set upon a highly desirable road within Alvechurch, close to village amenities and includes APPROVED PLANNING for a two storey rear and front extension. Planning reference 19/01566/FUL.

The internal accommodation has a practical and versatile layout with many of the rooms enjoying views over the garden. The ground floor comprises: Entrance hall with guest cloakroom, formal lounge with beamed ceiling and large bay window, separate dining room overlooking the garden, office with original cabinetry, kitchen, adjacent breakfast room with garden access and laundry room leading into a sizeable garage/workshop.

The first floor features a spacious landing with several storage cupboards, double bedroom with fitted cupboards and en suite shower room, four further bedrooms (one with a fitted cupboard), family shower room and separate WC.

The property is offered with APPROVED PLANNING for a two storey rear and front extension. Planning reference 19/01566/FUL via the Bromsgrove Planning Portal or plans available from the Arden Estates Office.

The property is situated on a beautiful 1.25 acre plot (approx.) and boasts a fantastic private south easterly rear garden which is predominantly laid to lawn with a pond, stone chipped seating area, summerhouse and range of mature trees and shrubs. Parking includes a separate double garage block and spacious driveway large enough to accommodate both owners and guests.



Room Dimensions.

Lounge: 22' 1" x 17' 8" (6.74m x 5.41m) max

Dining Room: 16' 6" x 13' 11" (5.03m x 4.26m) max

WC 6' 5" x 6' 1" (1.97m x 1.87m) max

Study: 10' 7" x 6' 5" (3.23m x 1.97m)

Breakfast Room: 12' 0" x 10' 0" (3.68m x 3.05m) max

Kitchen: 12' 1" x 9' 4" (3.69m x 2.85m)

Utility Room: 6' 5" x 10' 10" (1.96m x 3.31m) max

Garage/Workshop: 29' 7" x 18' 6" (9.04m x 5.65m) max

Garage: 18' 1" x 18' 4" (5.53m x 5.59m)

Stairs To First Floor Landing

Master Bedroom: 14' 11" x 13' 10" (4.56m x 4.23m) max

En Suite: 9' 2" x 3' 6" (2.81m x 1.09m)

Bedroom Two: 12' 11" x 13' 11" (3.94m x 4.26m)

Bedroom Three: 12' 0" x 9' 5" (3.67m x 2.88m) max

Bedroom Four: 8' 8" x 10' 0" (2.65m x 3.05m)

Bedroom Five: 6' 5" x 13' 1" (1.97m x 3.99m)

WC 6' 5" x 2' 11" (1.98m x 0.90m)

Shower Room: 8' 1" x 6' 5" (2.48m x 1.96m)

Location: Set between the villages of Barnt Green and Alvechurch, the property is well positioned for a wide range of amenities. Barnt Green is located just 1 mile to the West, offering a popular first school, local shopping facilities, doctor's surgery, two churches, dentist, opticians and train station. There are many sporting facilities including a cricket club, sailing, nearby Blackwell Golf Club, and many other clubs and societies. The village of Alvechurch is located just 1 mile away and provides further schooling options (both a first and middle school), shopping and eating facilities as well as a railway station and walks along the local canal network. The nearby 524 Acre Lickey Hills Country Park (2.5 miles) is a perfect location for dog walking and family days out. There is also easy access to the M5/M42 motorway links, Birmingham Airport (approx. 17 miles) and Birmingham City Centre (approx. 11 miles).



Aqueduct Lane, Alvechurch

Ground Floor



First Floor



Total Area Including Garage
Approx
272.0 sq m
2927.8 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.

EPC: E

COUNCIL TAX BAND: G

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.



67 Hewell Road
Barnt Green
Birmingham
West Midlands
B45 8NL