

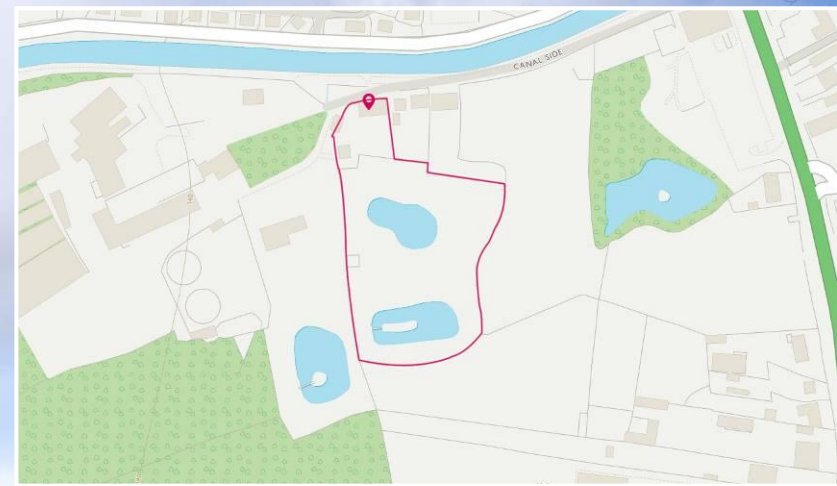


4 Canalside

REDDITCH ROAD
HOPWOOD, ALVECHURCH

GUIDE PRICE
£575,000





Four Bedroom Detached Cottage with Land

Description.

A magnificent former lock keeper's cottage set beside the Worcester/Birmingham Canal boasting extended accommodation and an incredible 2.47 acre plot (approx.) including two large ponds, a private south facing rear garden, gated driveway and double carport with loft storage. The property is situated in an idyllic semi-rural location yet within close proximity to local amenities within both Barnt Green, Alvechurch, Longbridge and the Midlands motorway network.

The accommodation comprises: Enclosed porch, entrance hall, guest cloakroom, generous living room with open fire and sliding glazed door onto the garden and a magnificent open aspect kitchen/dining/family room with three zoned areas perfect for entertaining and modern family living, complete with wood burning stove and french doors onto the garden. There is also a large utility room with fitted storage and separate boot room (both leading to the outside).

The first floor features a spacious landing, two double bedrooms, luxury house bathroom and a corridor leading to two further bedrooms including a delightful master bedroom with en suite shower room and incredible views over the plot.



The property enjoys a beautiful south facing rear garden predominantly laid to lawn with a raised patio seating area directly accessible from the house and a range of shrubs and mature trees. A set of electronic gates from the front open onto a private driveway within the garden and lead to a double carport with boarded loft storage.

The adjoining 2.29 acre (approx.) field is a haven for wildlife and comprises two large ponds, well stocked with fish. The gardens and adjoining land included with the property amount to approximately 2.47 acres (not measured).

Mains electricity and water.
Oil fired central heating.
Drainage to a septic tank.

Location: The residence is situated between the quaint village of Alvechurch and rural Hopwood, conveniently located (and also within catchment) for Alvechurch First and Middle schools as well as shopping, pubs and restaurants within Alvechurch village centre, walks along the local canal network and Alvechurch railway station. 'The Hopwood House' is situated just along the same road and two renowned public houses, 'The Peacock' and the 'Coach and Horses' (with its own mini brewery) are located just over two miles away. Also nearby are the facilities offered by Barnt Green, Redditch, Longbridge (home to the largest Marks and Spencers in the Midlands) and central Birmingham (located approx. 10 miles away).



Room Dimensions.

Living Room: 15' 9" (into bay) x 22' 1" (4.82m x 6.75m)

Kitchen/Diner/Family Room: 35' 11" x 12' 4" (max)
(10.95m x 3.78m)

Boot Room: 7' 3" x 7' 7" (2.23m x 2.33m)

Utility Room: 11' 7" x 11' 7" (3.54m x 3.55m)

Carport: 21' 7" x 19' 11" (6.60m x 6.08m)

Stairs To First Floor Landing

Bedroom One: 15' 11" (max) x 12' 5" (4.86m x 3.81m)

En Suite: 5' 2" x 6' 0" (1.58m x 1.85m)

Bedroom Two: 12' 2" x 9' 2" (3.72m x 2.80m)

Bedroom Three: 12' 1" x 10' 3" (max) (3.70m x 3.13m)

Bedroom Four: 9' 3" x 8' 11" (2.84m x 2.74m)

Bathroom: 7' 4" x 8' 9" (2.25m x 2.69m)

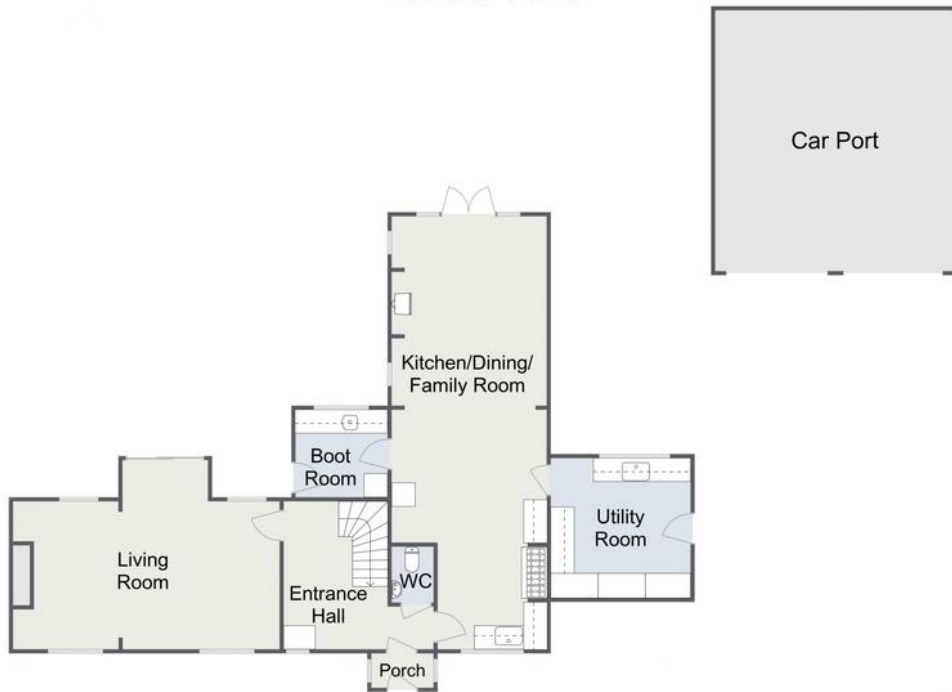






Redditch Road, Hopwood

Ground Floor



First Floor



Total Approximate Area (Excluding Car Port): 180.1 sq. m (1,938.58 sq. m)

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: F

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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