



11 Forhill Court

LEA END LANE
ALVECHURCH

£350,000





Luxury Two Bedroom Apartment

Description.

A luxury two bedroom ground floor apartment boasting 1,164 sq. ft of contemporary accommodation with superb views, own patio garden and the added benefit of a garage. Accessed via a sweeping tree lined driveway, the residence is situated within exclusive 8 acre maintained grounds set behind electronic security gates.

Located in a wing of Forhill Manor containing just three other apartments, No. 11 is accessed via a secure communal entrance with intercom system and a useful shared storage cupboard. Boasting a sumptuous finish and high ceilings, the accommodation itself comprises: Generous hallway with a beautiful tiled floor, underfloor heating and two storage cupboards (containing the boiler and water tank), magnificent open plan lounge/dining room with feature electric fire and two sets of double doors leading to an exclusive patio area and a modern kitchen with breakfast bar, integrated fridge, freezer, cooker, hob, extractor fan, dishwasher and washer/dryer.

The master bedroom features fitted mirrored wardrobes, views over the grounds and a en suite shower room and there is an additional guest double bedroom (also with built in wardrobes) and a contemporary house bathroom.



Outside: The stunning and beautifully tended communal grounds (amounting to approximately 8 acres) surround the manor and are predominantly laid to lawn with a wide range of specimen trees. Upon entering the estate via electronic gates, access becomes available to the allocated car parking, additional visitor spaces and single garage. The apartment enjoys its own south west facing patio area directly accessed from the lounge with space to sit, dine and enjoy the incredible views.

Location: Forhill is a delightful small country hamlet nestling amidst Worcestershire countryside bordering onto the Bournville Trust Land. Whilst enjoying a semi-rural location, it is none the less within easy reach of the A435 Alcester Road which in turns provide fast links onto the M42 and M5 motorways. Forhill Manor is an exclusive development of 18 luxurious apartments and 1 lodge set in well tended, good sized communal grounds with exquisite views towards the Malvern Hills. Local towns such as Solihull, Shirley, Birmingham, Bromsgrove and Redditch are easily accessible by way of convenient access to the rail and motorway links. Popular public house 'The Peacock' is located within walking distance from the apartment.



Room Dimensions.

Lounge/Diner: 19' 7" (max) x 19' 0" (max)
(5.97m x 5.80m)

Breakfast Kitchen: 15' 7" (max) x 14' 6" (4.77m x 4.44m)

Bedroom One: 16' 8" (max) x 12' 2" (max)
(5.09m x 3.73m)

En Suite: 6' 5" x 7' 10" (1.96m x 2.41m)

Bedroom Two: 11' 10" x 11' 11" (3.61m x 3.65m)

Bathroom: 5' 6" x 7' 10" (1.70m x 2.41m)

Garage: 18' 0" x 8' 2" (5.50m x 2.51m)

Management Charge: £184 pcm which includes lighting, heating, cleaning and maintenance of communal areas inside and out, window cleaning, buildings insurance, maintenance of the drainage system, maintenance of grounds/trees/gates/roadways, a sinking fund for the access roadway and communal carpet replacement.

Ground Rent: £250 per annum.

Years Remaining on Lease: 106

Services: Electric central heating, private drainage.







SHAVERS ONLY

Relax

Ground Floor



Total Approximate Area (Excluding Garage): 108.1 sq. m (1,163.57 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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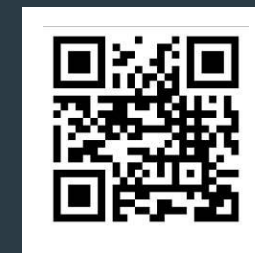
COUNCIL TAX BAND: E

TENURE: Leasehold

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



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