



**Stable Door  
House**

SCHOOL LANE  
ALVECHURCH

**£895,000**









## Five Double Bedroom Detached House

A rare opportunity to acquire an imposing 1930s detached residence boasting approximately 3,314 sq. ft of accommodation set over three floors including two generous reception rooms, sun room, kitchen/diner, five double bedrooms, separate timber clad double garage with adjoining office and an exceptional south facing rear garden. The property is located on a 0.74 acre plot (approx.) set upon a highly desirable road within Alvechurch, within walking distance to village amenities.

The internal accommodation has a practical and versatile layout with the majority of rooms enjoying delightful views over the garden. The ground floor comprises: Enclosed porch with feature stained glass windows, stable door opening onto an entrance hall, guest cloakroom, living room with stone fireplace, original steel double doors opening onto a sun room and formal dining room with folding doors linking with the living room. The kitchen/diner includes a rangemaster oven, fridge/freezer, integrated dishwasher, a microwave and also provides access to a utility area which contains a washing machine and plenty of storage space.





The first floor features a double bedroom with fitted wardrobes, two further double bedrooms - both with feature fireplaces, shower room, additional bathroom with linen cupboard containing two hot water tanks and a separate WC. The second floor offers a spacious landing, two double bedrooms and generous eaves storage.

The property is situated on a beautiful 0.76 acre plot (approx.) and boasts a stunning private south facing rear garden which is predominantly laid to lawn with a range of mature trees and shrubs. The extensive driveway provides substantial parking for both owners and guests and a separate timber clad double garage also features an adjoining office.

Location: The residence is a 0.4 mile walk from the centre of Alvechurch and is also conveniently located for Sandhills Nursery, Crown Meadow First School, Alvechurch C of E Middle School as well as shopping and eating facilities within the village itself. The M42 (Junction 2) is easily accessible and Alvechurch railway station lies approximately 0.3 miles away. Also nearby are the facilities offered by both Barnt Green village (2.0 miles), Redditch (4.5 miles), Bromsgrove (5.6 miles) and Birmingham (12 miles).



## Room Dimensions.

Living Room: 19' 11" x 14' 11" (6.08m x 4.55m)

Sun Room: 6' 3" x 15' 0" (1.93m x 4.59m)

Dining Room: 11' 11" x 13' 10" (3.64m x 4.23m)

Kitchen/Diner: 11' 11" x 16' 8" (3.65m x 5.10m)

Pantry: 4' 11" x 6' 3" (1.50m x 1.93m)

Utility Area: 20' 0" x 8' 8" (6.11m x 2.66m)

Double Garage: 23' 2" x 18' 1" (7.07m x 5.52m)

Office: 14' 10" x 16' 11" (4.53m x 5.18m)

Stairs To First Floor Landing

Bedroom One: 11' 11" x 16' 7" (into wardrobes)  
(3.65m x 5.08m)

Bedroom Two: 12' 2" x 14' 11" (3.73m x 4.55m)

Bedroom Three: 11' 11" x 13' 2" (3.65m x 4.02m)

Shower Room: 7' 4" x 11' 1" (2.25m x 3.40m)

Bathroom: 7' 6" x 12' 9" (max) (2.31m x 3.90m)

Stairs To Second Floor Landing

Bedroom Four: 10' 9" x 17' 4" (3.28m x 5.30m)

Bedroom Five: 10' 8" x 14' 11" (3.27m x 4.55m)

Landing 10' 9" (max) x 14' 4" (3.29m x 4.37m)













## School Lane, Alvechurch

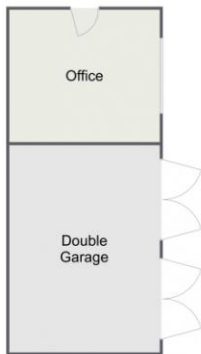
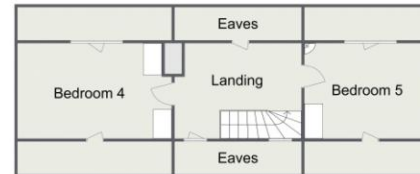
### Ground Floor



### First Floor



### Second Floor



Total Approximate Area (Excluding Garaging and Eaves Storage): 247.2 sq. m (3,042.95 sq. ft)  
Total Approximate Area (Including Garaging): 307.9 sq. m (3,314.20 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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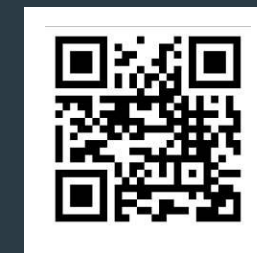
COUNCIL TAX BAND: G

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.



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