



4 Forhill House

LEA END LANE

FORHILL

GUIDE PRICE

£495,000



Three Bedroom Semi-Detached House

Description.

A completely refurbished property boasting comfortable living accommodation, potential to extend further (subject to planning permission) and superb panoramic views towards the Malvern Hills. The property is positioned in an enviable location surrounded by rolling countryside, yet within a few miles from local amenities within both Alvechurch, Barnt Green and Longbridge.

The ground floor accommodation comprises: Front entrance hallway with guest WC and utility room (including a washing machine), generous 'L-shaped' heated conservatory overlooking the garden and kitchen/diner with walk in pantry, wood burning stove, integrated dishwasher, freestanding range cooker and American fridge/freezer. A rear hallway with double glazed doors provides access to the living room with feature fireplace surround.

The first floor offers a landing with airing cupboard, double bedroom with large wardrobe, second double bedroom with fitted wardrobes, single bedroom with built in cupboard and modern house bathroom.

Most rooms throughout the house enjoy spectacular panoramic views of both the garden and open countryside across to the Malvern Hills.

The beautiful south westerly rear garden offers a patio and decked area ideal for al fresco dining, steps leading down to a sizeable lawn with fenced boundaries, child's tree house, shed and a further area of decking perfect for enjoying the views. The property is approached via a shared driveway and parking includes a large area of gravelled drive to the front suitable for several vehicles, with space to add a double garage.

Service charge: £300 per annum (paid half yearly)
Mains water, electricity and drainage.
LPG central heating.



Room Dimensions.

Living Room: 17' 6" x 11' 5" (max) (5.34m x 3.48m)

Kitchen/Diner: 17' 5" x 14' 2" (max) (5.33m x 4.34m)

Conservatory: 17' 0" (max) x 18' 2" (max) (5.20m x 5.55m)

Utility Room: 5' 10" x 4' 3" (1.80m x 1.32m)

WC 3' 3" x 4' 3" (1.01m x 1.32m)

Stairs To First Floor Landing

Bedroom One: 11' 6" x 11' 2" (max) (3.52m x 3.42m)

Bedroom Two: 9' 7" x 11' 4" (2.94m x 3.47m)

Bedroom Three: 7' 5" x 9' 6" (max) (2.27m x 2.92m)

Bathroom: 5' 5" x 8' 9" (max) (1.67m x 2.69m)

Location: Forhill is a delightful small country hamlet nestling amidst Worcestershire countryside bordering Bournville Village 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. 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 property.

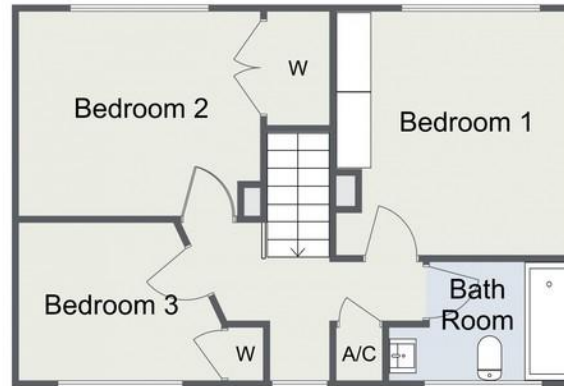


Lea End Lane, Hopwood

Ground Floor



First Floor



Total Approximate Area: 115.6 sq. m (1,244.30 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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EPC: TBC

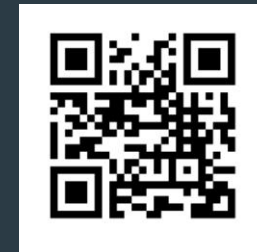
COUNCIL TAX BAND: C

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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