




ESTATE AGENTS

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Arbury House, Aqueduct Lane, Alvechurch, B48 7BP

£895,000

5 2 3



Description

Upon entry, you're welcomed into an entrance hall of grand proportions with original hardwood floor, access to a guest cloakroom (with under stairs storage cupboard) and three generous reception rooms, all flooded with light from several windows framing pleasant views. The formal dining room, where family meals and gatherings are enjoyed, features an original fire with brick surround and french doors onto the garden and the living room is equipped with a beautiful bay window seat and modern living flame fire.

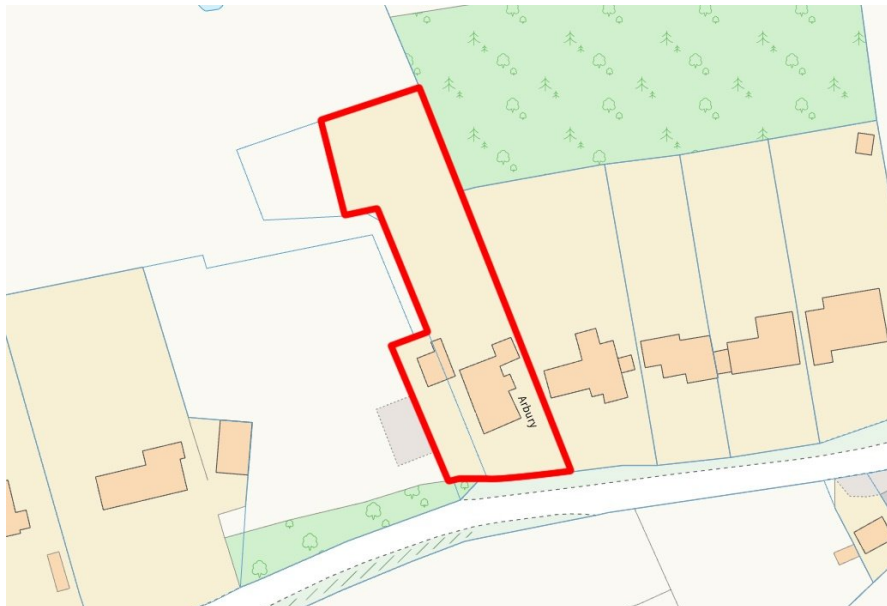
The farmhouse kitchen, updated with modern amenities whilst retaining its country charm, boasts a stunning cream AGA range, granite worktops as well as a modern electric oven, gas four ring hob and adjoining utility room with belfast sink and space for washing/drying facilities. A lobby provides access to both the outside as well as a gardener's WC and boot room (which features a pull down ladder to a useful loft storage space).

As you ascend the staircase, you'll discover a large landing space and a series of bedrooms offering tranquil views of either the garden or adjoining countryside. The master bedroom features a classic style en suite bathroom with storage cupboard and there two additional double bedrooms (one with walk in eaves cupboards) and house bathroom with linen cupboard. The fifth bedroom (currently utilised as an office) provides access to a further double bedroom.

Self Contained Annex

The heated self contained annex provides a fantastic facility suitable for an elderly relative, teenager or guest suite. The modern 30 sq. ft space features open plan accommodation large enough to comfortably fit a bedroom area, lounge and small dining table to accompany the fitted kitchen with electric hob and space for a washing machine. The annex is also equipped with a shower room and a boarded loft space.





arden
Aqueduct Lane, Alvechurch
 Ground Floor



Total Approximate Area (including Annex): 269.5 sq. m (2,900.87 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.



For more information on this house or to arrange a viewing please call the office on:
0121 447 8300

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

