



The logo for Arden Estate Agents, featuring a green house icon above the word "arden" in a bold, white, sans-serif font. Below "arden" is the text "ESTATE AGENTS" in a smaller, white, sans-serif font.

arden
ESTATE AGENTS

It's who
you move
with.

4 Bear Hill Drive, Alvechurch, B48 7RG

Offers Over £400,000

4 1 1



Summary

A four bedroom semi-detached home, much improved by the current owner, boasting in particular a beautiful open plan kitchen/dining room and SOUTH WESTERLY rear garden, located within walking distance of the sought after village of Alvechurch and just 0.5 miles from the train station (with direct route to central Birmingham).

Description

The ground floor accommodation comprises: Entrance hall and cloaks cupboard, ground floor double bedroom (or alternatively a formal dining room) with WC, lounge with living flame gas fire and a previously extended open aspect kitchen/diner, beautifully modernised by the current owner.

The first floor features a landing with concealed storage box, two double bedrooms (one with fitted wardrobes), single bedroom with built in cupboard and modern shower room with boiler cupboard.

Outside

The low maintenance rear garden benefits from a SOUTH WESTERLY aspect and predominantly features a patio with planted borders featuring mature shrubs as well as a shed. The front of the property features a lawned area and driveway suitable for two vehicles.

Location

The residence is within walking distance from the centre of Alvechurch and conveniently located for Crown Meadow First School, Alvechurch C of E Middle School as well as shopping and eating facilities within the village centre, easy motorway access, main bus route, walks along the local Worcester and Birmingham canal and railway station (0.5 miles away). Also, nearby are the facilities offered by both Barnt Green village (1.7 miles), Bromsgrove (5.7 miles), Redditch (4.4 miles) and Birmingham (11.8 miles).





- Lounge: 15' 6" x 12' 11" (4.74m x 3.95m)
- Kitchen/Diner: 13' 11" x 17' 7" (4.26m x 5.37m)
- Bedroom 4: 5.14m x 2.13m (16'10" x 6'11")
- WC: 1.42m x 0.79m (4'7" x 2'7")
- Bedroom 1: 13' 2" x 9' 11" (4.02m x 3.03m)
- Bedroom 2: 11' 9" x 9' 11" (3.59m x 3.04m)
- Bedroom 3: 9' 1" (max) x 7' 4" (max) (2.78m x 2.25m)
- Shower Room: 7' 5" (max) x 7' 3" (max) (2.27m x 2.21m)
- EPC: D
- Council Tax Band: D



Bear Hill Drive, Alvechurch
Ground Floor



Total Approximate Area: 103.1 sq. m (1,109.75 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.

