



102 Redditch Road, Alvechurch, B48 7RY

Offers Over £975,000



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Summary

A rare opportunity to acquire a grand characterful residence boasting 4,522 sq. ft of accommodation set in approximately 3.71 acres of stunning grounds and located just a short distance from the centre of Alvechurch, train station and sought after schooling. The internal accommodation has a practical and versatile layout with the majority of rooms enjoying views over the surrounding gardens and land.

The property offers enormous flexibility including a splendid self-contained two bedroom annex boasting modern accommodation and it's own entrance making the entire residence suitable for a growing or multigenerational family, for running a business from home, rental/Airbnb opportunity and particularly for socialising and entertaining on a grand scale. There is also potential for enhancement and extension (subject to necessary permissions).

Description

Recently painted throughout, the accommodation within the main house comprises: Enclosed porch, entrance hall with under stairs storage, walk in cloaks cupboard and adjoining shower room, sitting room with open fireplace, office with living flame gas fire, an L-shaped kitchen/diner enjoying superb garden views and feature archway leading to a generous lounge with sliding door to both the sitting room and the garden. A magnificent drawing room with large bay window is a perfect space for entertaining guests and also leads to a rear hall, utility with WC and two garages.

The re-carpeted first floor features two large double bedrooms (both with fitted wardrobes), two further bedrooms, family bathroom with bath tub, separate shower cubicle and airing cupboard and WC located opposite.

New 2022 Worcester Boiler installed
Full fibre 900 Mbps broadband available
All mains services





Annex Accommodation

Accessed by its own entrance on the ground floor, the splendid first floor annex boasts modern accommodation throughout including a kitchen with an integrated electric oven and hob and a beautiful living room with living flame gas fire and a viewing bay overlooking the grounds. The double bedroom features fitted wardrobes and its own en suite shower room (with brand new shower enclosure) and also provides stair access to a fabulous loft conversion bedroom with velux windows, eaves storage and en suite shower room.

There is potential to utilise the annex as an Airbnb or rental opportunity, with utility bills and council tax being separate from the house.

Council Tax Band: A

Equipped with a 2010 Worcester Boiler
Separate gas and electric utilities to the main house



Room Dimensions

Drawing Room 8.16m x 7.97m (26'9" x 26'1")

Office 4.72m (into bay) x 3.62m (15'5" x 11'10")

Sitting Room 4.23m x 4.37m (into fireplace) (13'10" x 14'4")

Kitchen/Diner 7.39m (max) x 6.41m (max) (24'2" x 21'0")

Lounge 5.67m x 6.55m (max) (18'7" x 21'5")

Cloakroom 1.73m x 1.96m (5'8" x 6'5")

Shower Room 1.18m x 1.96m (3'10" x 6'5")

Garage 1 3.67m x 5.33m (12'0" x 17'5")

Garage 2 3.39m x 6.76m (11'1" x 22'2")

Utility 3.67m x 1.58m (12'0" x 5'2")

Outbuilding 1 2.48m x 6.22m (8'1" x 20'4")

Outbuilding 2 3.58m x 5.42m (11'8" x 17'9")

Stairs to First Floor

Bedroom 1 4.24m x 3.66m (13'10" x 12'0")

Bedroom 2 4.22m x 3.62m (13'10" x 11'10")

Bedroom 3 2.42m x 3.62m (7'11" x 11'10")

Bedroom 4 1.95m x 1.94m (6'4" x 6'4")

Bathroom 1.78m x 3.6m (5'10" x 11'9")

First Floor ANNEX

Living Room 3.32m x 5.36m (10'10" x 17'7")

Kitchen 1.74m x 2.4m (5'8" x 7'10")

Bedroom 1 3.66m x 3.44m (max) (12'0" x 11'3")

En Suite 1.74m x 2.34m (5'8" x 7'8")

Stairs to Second Floor

Bedroom 2 3.29m x 3.99m (10'9" x 13'1")

En Suite 3.04m x 1.67m (max) (9'11" x 5'5")



Redditch Road, Alvechurch

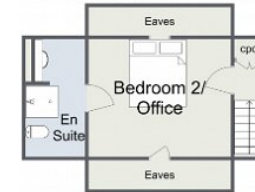
Ground Floor



First Floor



Second Floor



Total Approximate Area (Excluding Outbuildings and Eaves Storage): 378.2 sq. m (4,070.91 sq. ft)
Total Approximate Area (Including Outbuildings and Eaves Storage): 420.2 sq. m (4,522.99 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.

