



Rowney Hill House, Rowney Green Lane, Alvechurch, B48 7QS

Offers Over £550,000

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Summary

An outstanding three storey family home boasting over 1,300 sq. ft of accommodation including a living/dining room with open fire and generous balcony enjoying incredible scenic views, open plan breakfast kitchen with bi-folding doors, luxury family bathroom and additional shower room as well as a garage and SOUTH EASTERLY rear garden bordering farmland. The property occupies a peaceful setting within the sought after hamlet of Rowney Green, enjoying spectacular views of open countryside and local walks, offering rural tranquillity yet within easy reach of the nearby village of Alvechurch and the motorway network.

Description

From the generous storm porch, the ground floor accommodation comprises: Entrance hall (with minton style tiled floor and space for hanging coats) leading to a 26'3.6m lounge/dining room equipped with an open fire and splendid balcony offering a tranquil retreat to enjoy panoramic views of the surrounding countryside.

Stepping into the open plan breakfast kitchen on the lower ground floor, you are immediately struck by the sense of space and light. The modern design seamlessly integrates functionality with style, creating a warm and inviting atmosphere. At the heart of the kitchen is its breakfast island, topped with quartz, providing ample space for both meal preparation and casual gatherings.

At the end of the kitchen lies an area suitable for a formal dining table or family lounge. Spanning the full width of the kitchen, the sleek bi-folding doors reveal a seamless transition to a beautifully landscaped patio, inviting the outdoors in and flooding the space with natural light.

An understairs storage cupboard (containing the boiler) and contemporary shower room completes the ground floor.





The first floor features a double bedroom with picturesque views and built in wardrobes, second double bedroom, single bedroom and a luxury family bathroom with freestanding tub and storage cupboard.

Outside

The SOUTH EASTERLY rear garden boasts an initial paved patio area perfect for entertaining, steps descending to a pristine lawn with hedged boundaries and mature shrubs and shed at the bottom. A gate at the side of the house leads to the driveway. The block paved drive at the front offers ample parking space as well as providing access to a detached single garage which benefits from plumbing and electric.

Location

Rowney Green's village activities revolve around the nearby Village Hall where there is a thriving community pub every Friday evening and regular social events and classes, as well as playing fields and tennis courts. The nearby village of Alvechurch (approximately 2.1 miles) offers a sought after first and middle school, shopping and eating facilities, walks along the local canal network and railway station which provides a regular service via the Cross City line to Birmingham New Street and beyond. There is easy access to the M42/ M5 motorway links, Birmingham Airport and Birmingham City Centre is approximately 12.2 miles away. Rowney Green is also in catchment for Beoley First School.



Room Dimensions

Ground Floor

Living/Dining Room 7.97m (into bay) x 3.64m
(26'1" x 11'11")

Balcony 2m x 5.92m (6'6" x 19'5")

Garage 5.37m x 2.97m (17'7" x 9'8")

Lower Ground Floor

Kitchen/Breakfast Room 9.01m x 4.5m (max)
(29'6" x 14'9")

Shower Room 2.07m x 0.79m (6'9" x 2'7")

First Floor

Bedroom 1 3.74m x 3.8m (into wardrobes)
(12'3" x 12'5")

Bedroom 2 3.59m x 3.9m (max) (11'9" x 12'9")

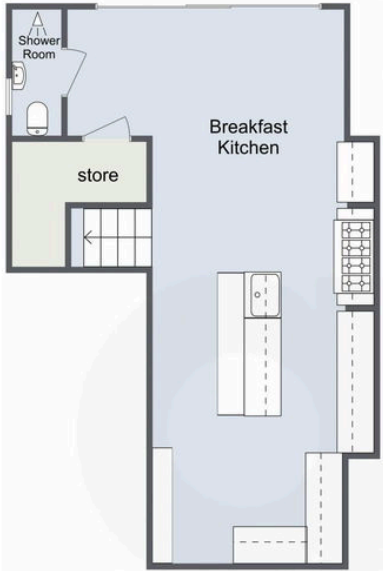
Bedroom 3 2.32m x 1.97m (7'7" x 6'5")

Bathroom 3.7m (max) x 2.08m (12'1" x 6'9")



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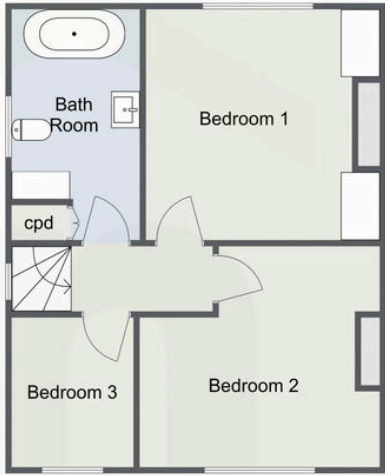
Lower Ground Floor



Ground Floor



First Floor



Total Approximate Area (Excluding Porch, Balcony and Garage): 122.9 sq. m (1,322.88 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.

