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ESTATE AGENTS

**Lahara, Aqueduct Lane**

Alvechurch



# Lahara, Aqueduct Lane

Alvechurch

Tucked away between the sought-after villages of Barnt Green and Alvechurch, this immaculate family residence offers exceptional contemporary living on a generous 0.39-acre plot (approx.). Designed with style and functionality in mind, the property boasts a breathtaking open-plan kitchen/dining/family room, complete with high-quality finishes and expansive picture windows that frame serene views of the beautiful rear garden. Complemented by two additional reception rooms, a practical utility room, and a luxurious master suite with dressing room and en suite shower room, the home also features three further double bedrooms and a stylish family bathroom. Outside, a sweeping driveway, double garage, and landscaped gardens complete this impressive offering, perfectly blending modern comfort with an enviable village setting.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Outstanding and Immaculate Accommodation
- Elegant Living Room with Wood Burner
- Breathtaking Open Plan Kitchen/Dining/Family Room
- Spacious Office with Garden Views
- Utility Room and Guest WC
- Master Bedroom Suite with Dressing Room and Own Shower Room
- Three Additional Double Bedrooms
- Family Bathroom
- Beautiful 0.39 Acre Plot with Serene Gardens
- Double Garage and Driveway









## Description

This exceptional home combines elegant character with contemporary sophistication, offering beautifully appointed living spaces and thoughtfully designed accommodation throughout. A covered storm porch opens into a welcoming entrance hall, enhanced by a modern stained glass door and practical understairs storage. To the front, an elegant living room features a charming wood-burning stove, while a spacious ground floor office enjoys delightful views across the garden. The heart of the home is a breathtaking open-plan room of remarkable scale, framed by huge picture windows that showcase the rear garden. This versatile space incorporates a high-quality kitchen with quartz worktops, premium BOSCH appliances, and ample storage, alongside a family seating area crowned by a striking sky lantern, and a formal dining area with decorative fireplace. An inner hall leads to a timber-built utility room with garden access.

Upstairs, a split-level landing leads to a private master suite occupying one side of the first floor, complete with a walk-in dressing room, extensive eaves storage, and a stylish en suite shower room. Three additional double bedrooms – two enjoying garden views – are served by a modern family bathroom, with an airing cupboard providing extra storage.

## Outside

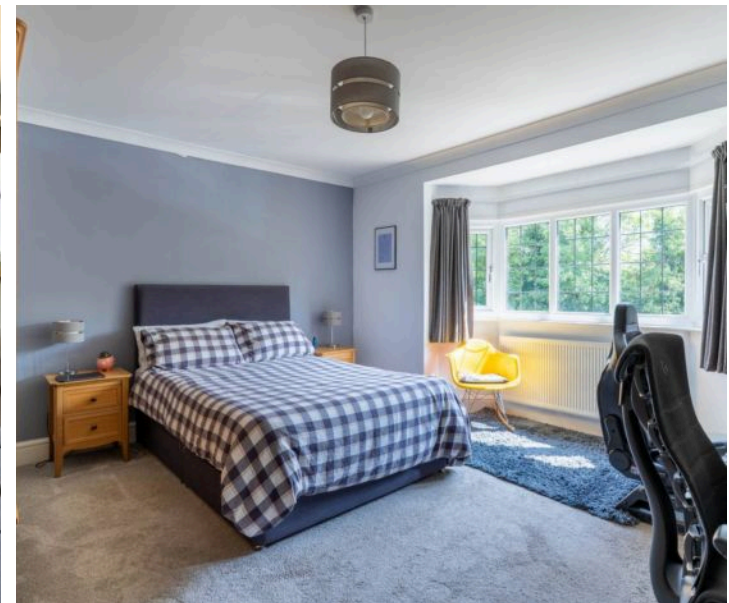
The landscaped rear gardens are truly a highlight, featuring an expansive entertaining terrace, a sweeping sloped lawn with colourful planting, and a secluded corner ideal for a vegetable patch, accompanied by a garden shed. To the front, a sloping driveway provides ample parking for multiple vehicles and leads to a double garage.





### Location

Set between the villages of Barnt Green and Alvechurch, the property is well positioned for a wide range of amenities. Barnt Green is located just 1 mile to the West, offering a popular CE first school, local shopping facilities, doctor's surgery, two churches, several dentists, opticians and train station. There are many sporting facilities including a cricket club, sailing, nearby Blackwell Golf Club, and many other clubs and societies. The village of Alvechurch is located just 1 mile away and provides further schooling options (both a first and middle school), shopping and eating facilities as well as a railway station and walks along the local canal network. The nearby 524 Acre Lickey Hills Country Park (2.5 miles) is a perfect location for dog walking and family days out. There is also easy access to the M5/M42 motorway links, Birmingham Airport (approx. 17 miles) and Birmingham City Centre (approx. 11 miles).



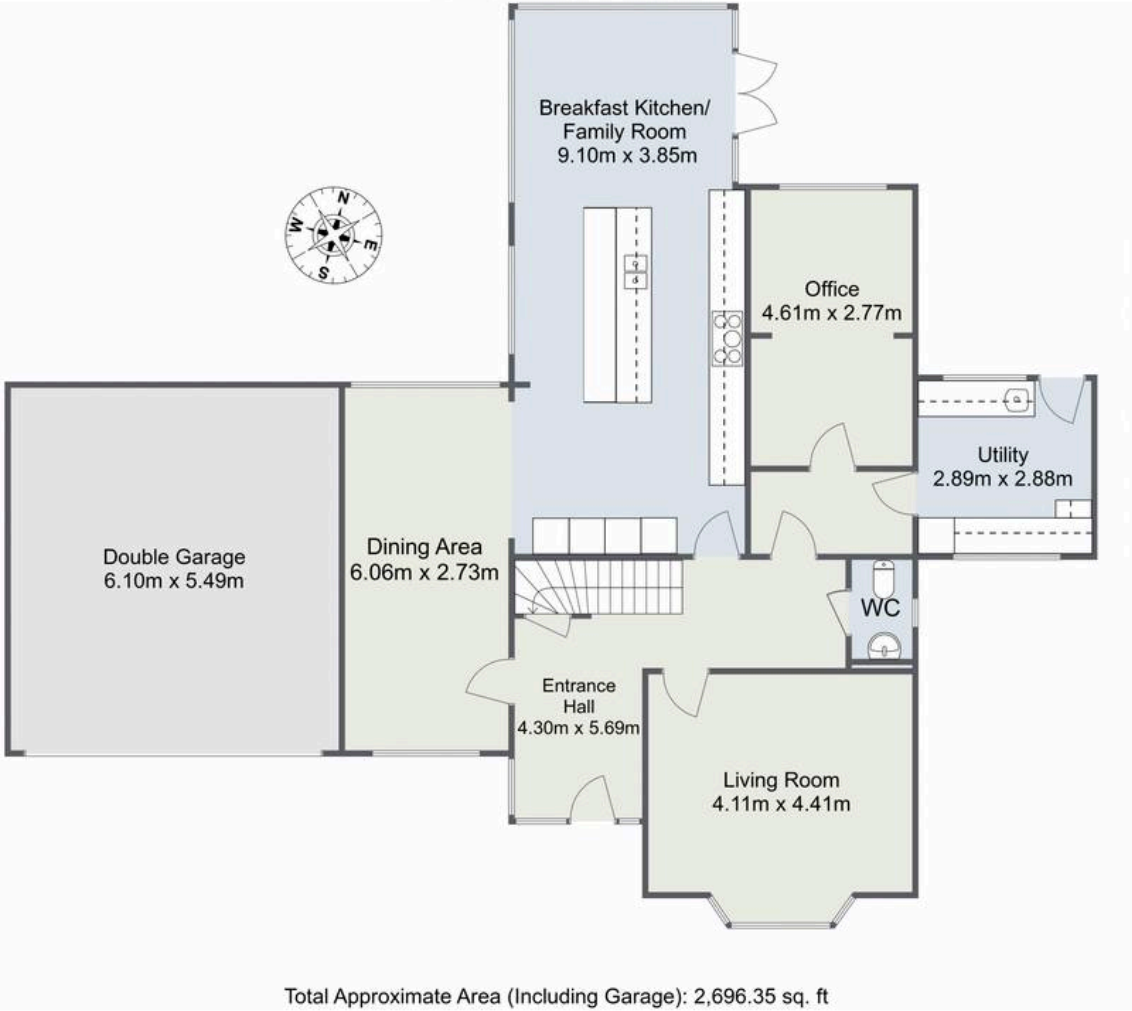




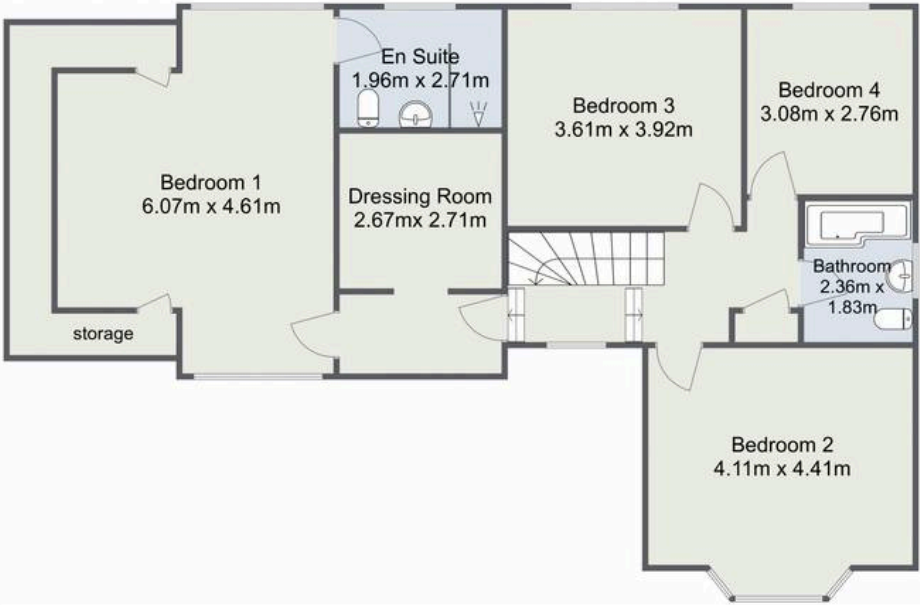


# Aqueduct Lane, Alvechurch

## Ground Floor



## First Floor



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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