



8 Newbourne Hill

Rowney Green, B48 7QN

Andrew Grant

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Rowney Green, Birmingham, B48 7QN

3 Bedrooms 1 Bathrooms 1 Reception Room

A beautifully presented and well proportioned three bedroom semi-detached home with generous living space, private garden and off road parking, positioned in a desirable village location.

- Three bedroom semi offering attractively balanced family accommodation.
- Excellent kitchen diner with added utility and downstairs cloakroom.
- Well-established and carefully maintained south facing rear garden.
- Good sized driveway providing off road parking.
- Prime village position opposite green space and playground in Rowney Green.

This larger than average three bedroom semi detached home offers well balanced accommodation suited to modern family life. The ground floor includes a comfortable living room, a light and spacious kitchen diner, a useful utility and a downstairs cloakroom. Upstairs are three generously sized double bedrooms, along with a practical family bathroom. Outside, the rear garden is easy to maintain, while the front provides a good sized driveway. Positioned in Rowney Green, the location is particularly well suited to families.

1200 sq ft (111.5 sq m)





The kitchen and dining room

This generous kitchen diner sits at the heart of the house and provides a well balanced space for everyday living and entertaining. The layout comfortably accommodates a dining table, making it practical for family meals and social occasions alike. French doors open directly to the rear garden, creating an easy connection between inside and out and reinforcing the room's role as a true hub of the home.







The living room

The spacious living room offers a comfortable and well proportioned setting that works equally well for everyday use and quieter evenings. Positioned off the entrance hall, it provides a welcoming reception space that feels separate from the kitchen diner while remaining well connected to the flow of the ground floor.

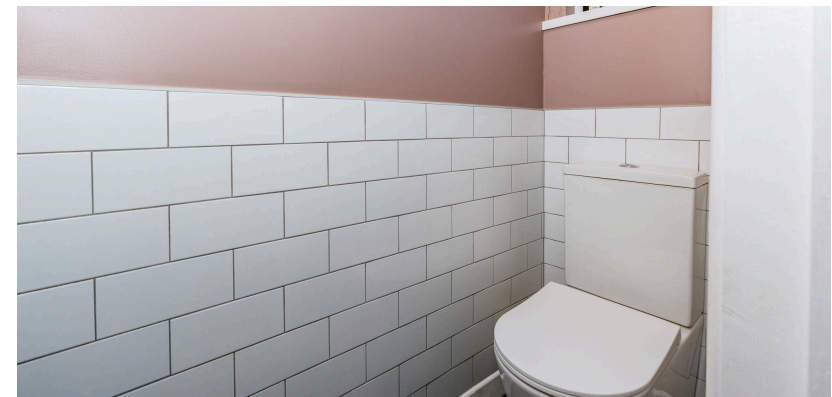






The utility and cloakroom

The utility provides a highly practical addition, accessed from the kitchen, it offers dedicated space for laundry and storage, while the adjoining cloakroom adds everyday convenience, particularly for family use and garden access.





The primary bedroom

The primary bedroom is a well proportioned double offering comfortable accommodation without compromise. Built in wardrobes provide practical storage while preserving floor space, creating a room that feels organised and easy to use. Its position within the house supports privacy and everyday comfort.



The second bedroom

The second bedroom is a well proportioned double that offers excellent flexibility for family living or visiting guests. The space is comfortably sized, allowing it to function effortlessly as a main bedroom alternative while remaining practical and easy to use.



The third bedroom

The third bedroom is also a good sized double. Its proportions lend themselves well to family use, guests or home working, adding further versatility to the accommodation. A large window brings in ample natural light and provides views over the garden.





The bathroom

The upstairs bathroom is neatly arranged and serves the first floor well. Consisting of a bath with shower over, WC and wash basin with storage beneath, its position off the landing ensures convenient access for all three bedrooms without encroaching on living space.





The garden

The rear garden is neatly arranged and easy to manage, offering a practical outdoor space that is full of colour in the summer months. A patio provides the perfect area for alfresco dining and a garden shed offers practical storage solutions. Overall, the garden provides a private area for everyday use and is complimented by the property's position directly opposite the village green and playground.



The driveway and parking

The property benefits from a large driveway providing off road parking for multiple vehicles. This practical frontage offers everyday convenience and ease of access, setting the house back from the road and giving a clear sense of arrival on approach.

Location

8 Newbourne Hill is situated in the village of Rowney Green, a small and well regarded community positioned alongside Alvechurch. Rowney Green is particularly popular with families, centred around its village green and playground which sit directly opposite the property, creating a strong sense of community and a safe, open environment for children.

Alvechurch village provides a wider range of everyday amenities including local shops, cafés, pubs and a post office, along with well regarded schooling options, here, and in the neighbouring village of Beoley, covering primary and secondary education. Alvechurch railway station offers direct services into Birmingham, making the area well suited to commuters, while nearby road links allow straightforward access to Bromsgrove, Redditch and the wider motorway network.

Services

The property benefits from mains gas, electricity, water and drainage.

Council Tax


The Council Tax is Band C

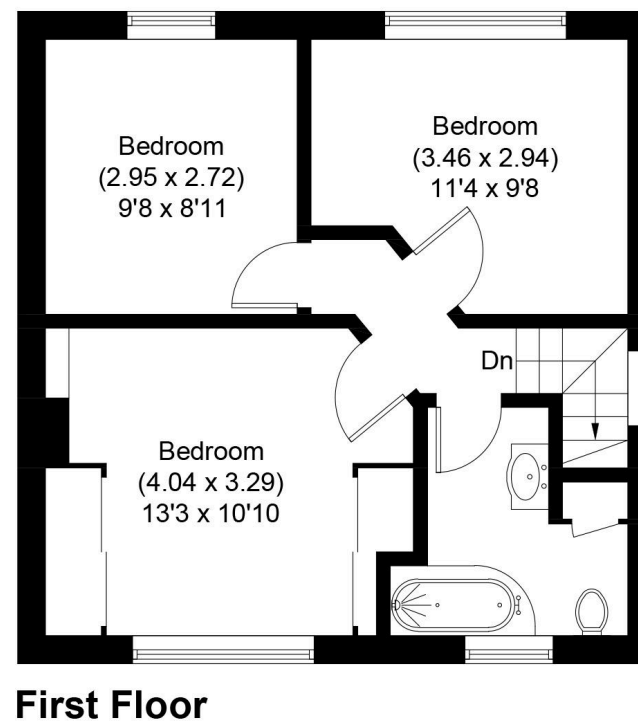
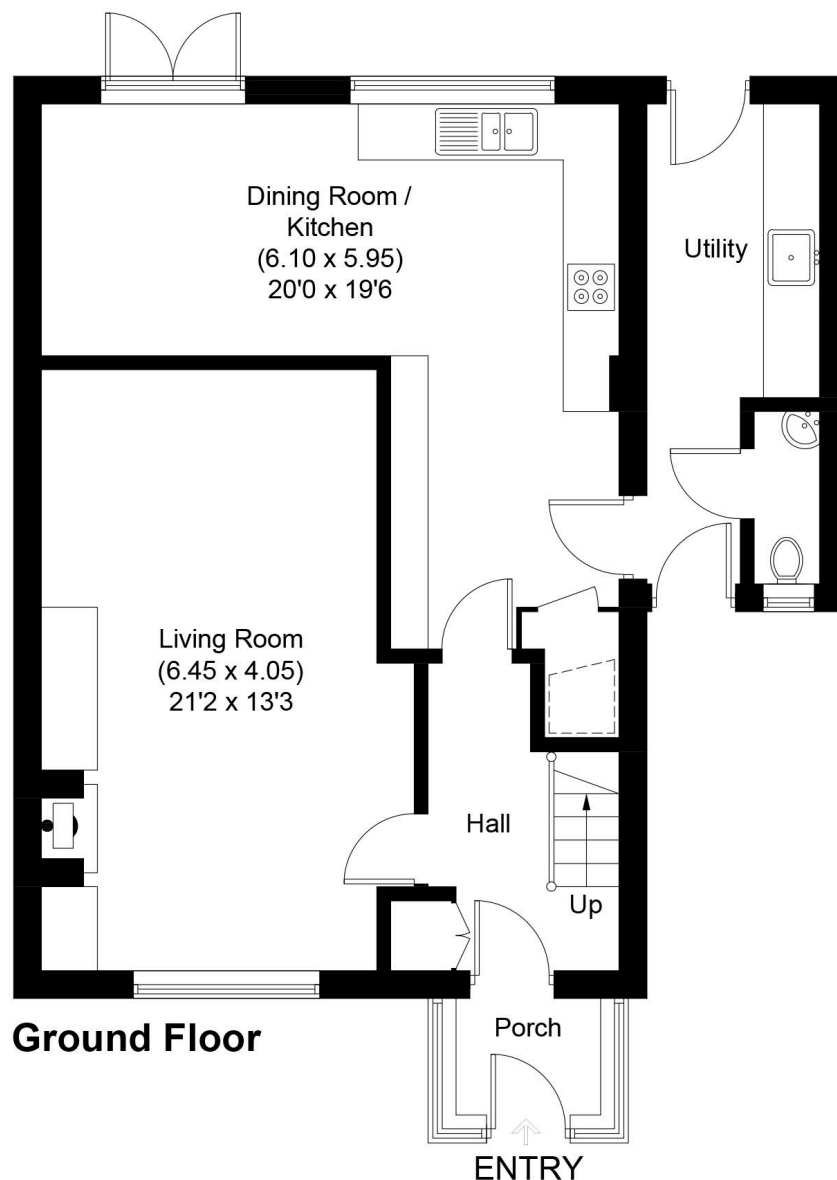


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Approximate Gross Internal Area
 Ground Floor = 71.5 sq m / 770 sq ft
 First Floor = 40.0 sq m / 430 sq ft
 Total = 111.5 sq m / 1200 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 = Reduced headroom below 1.5m / 5'0"





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T. 01905 734734 E. hello@andrewgrant.com

andrewgrant.com