



69 BLYTHESWAY, BIRMINGHAM, B48 7NB

AN EXTENDED FOUR BEDROOM SEMI-DETACHED HOME IN THE POPULAR VILLAGE OF ALVECHURCH!!!

This spacious, extended semi-detached home is set in the ever-popular village of Alvechurch, in an idyllic setting it backs onto the Worcester & Birmingham canal and towpath, offering easy access into the village with all of its amenities. The property has been generally well maintained, but would benefit from some modernising in parts. Comprising; living room, dining room, kitchen, conservatory, guest WC, bathroom, four bedrooms PLUS a further upstairs room currently being used as a laundry (which may offer potential for a further bedroom or bathroom). To the front is a driveway and garage and to the rear is a beautiful garden which has gate which opens onto the canal towpath. Viewing is advised.

Approach

At the front a block paved driveway leads up to the garage and main front entrance via an enclosed entrance porch leading into;

Living Room

18'6" max x 13'1" max (5.64m max x 4.00m max)

Dining Room

15'2" max x 11'10" max (4.63m max x 3.63m max)

Kitchen

9'9" max x 7'6" max (2.99m max x 2.30m max)

Conservatory

14'1" max x 9'0" max (4.30m max x 2.76m max)

Guest WC

Landing

Bedroom One

11'3" max x 10'9" max (3.43m max x 3.30m max)

Bedroom Two

11'11" max x 10'2" max (3.65m max x 3.11m max)

Bedroom Three

16'10" max x 7'9" max (5.15m max x 2.37m max)

Bedroom Four

8'11" max x 7'11" max (2.72m max x 2.43m max)

Laundry/Versatile Room

7'6" max x 6'2" max (2.31m max x 1.90m max)

In addition, there is also a fitted shower just outside this room.

Bathroom

7'8" max x 6'10" max (2.35m max x 2.09m max)

Garage

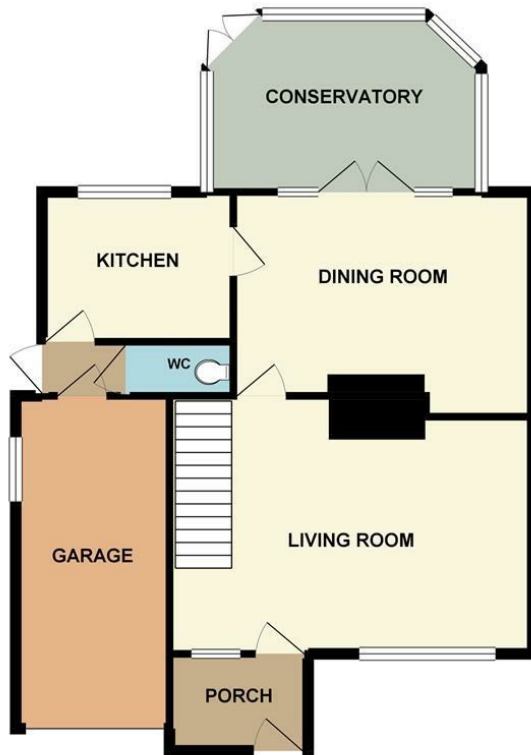
16'4" max x 7'10" max (5.00m max x 2.40m max)

Rear Garden

An impressive garden to the rear, offers mainly lawn, paved seating areas, lots of flowers and shrubs, a covered planing area, a storage/shed section and the rear gate access leading onto the towpath and canal.



GROUND FLOOR 73.98 sq. m.
(796.29 sq. ft.)

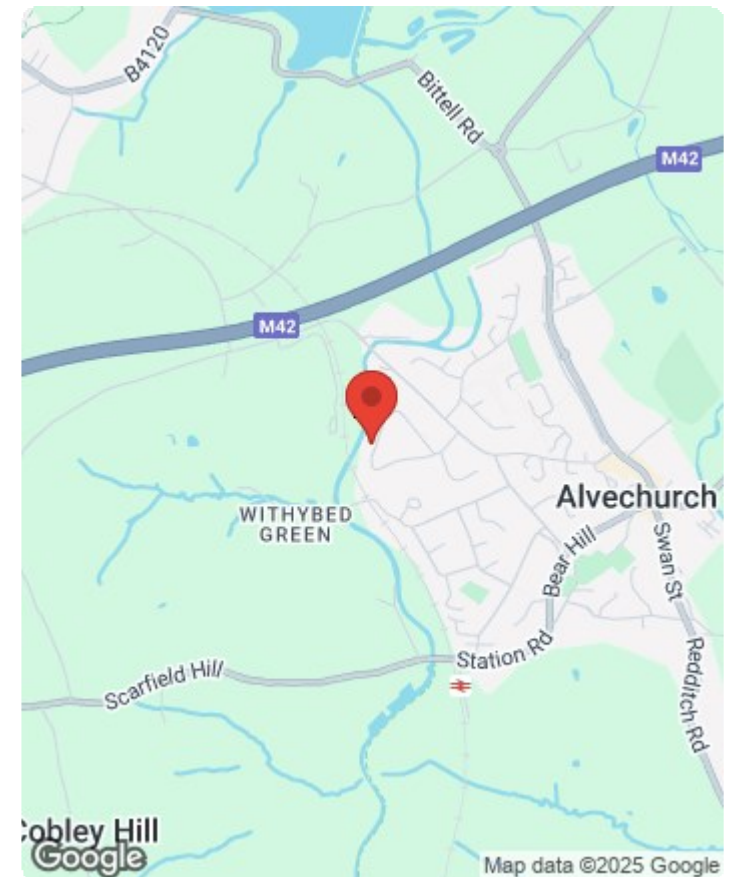


1ST FLOOR 59.55 sq. m.
(641.01 sq. ft.)



TOTAL FLOOR AREA : 133.53 sq. m. (1437.30 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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