



**The Chestnuts Weatheroak Hill  
Alvechurch, Worcestershire B48 7EA  
Offers In The Region Of £750,000**



This impressive four-bedroom detached residence offers generous and versatile living space, featuring three elegant reception rooms with character features and working fireplaces throughout, two spacious double bedrooms, and two additional bedrooms with a Jack and Jill layout.

Set within expansive wrap-around gardens, the outdoor space includes a variety of patio areas perfect for al fresco dining, all enjoying panoramic views across the stunning Warwickshire countryside.

Two exceptional formal stable buildings add further appeal—one currently serves as a double garage, while the other has been thoughtfully converted into a fully equipped home gym. These outbuildings offer fantastic scope for conversion (STPP), with potential for an annex, home office, studio or workshop etc.

Discreetly positioned on sought-after Weatheroak Hill, the property sits opposite the iconic Weatheroak Hill windmill and is within walking distance of the popular Coach and Horses pub—offering the perfect balance of rural tranquillity and local charm.

The property is positioned in a delightful rural setting within Weatheroak Hill, close to Wythall and the attractive village of Alvechurch, as well as also being well placed for easy access into central Birmingham and beyond. Close by lies local pub 'The Coach and Horses', Weatheroak Hill brewery and Kings Norton golf club. The sought after village of Alvechurch provides an excellent First and Middle School, local shops, pubs and restaurants, Alvechurch train station, easy motorway access, main bus route and walks along the local canal.





Discretely positioned off Weatheroak Hill, the property enjoys an enviable position with open views overlooking the rolling Warwickshire countryside beyond. Behind private laurel hedging and wrought iron gates, a large tarmacadam driveway provides ample parking for multiple vehicles and gives access to the two formal stable blocks, now a double garage, workshop, and a home gym. A large lawned garden wraps around the property to the front and side with a number of mature trees and patio areas. To the front of the property a timber glazed door opens into:-

#### **Porch**

With solid wood door opening into:-

#### **Dining Hall**

Feature Inglenook with sandstone fireplace and inset log burner stove, double glazed leaded light window to the front, radiator and door opening into:-

#### **Office**

With radiator and double glazed leaded light window to the front.

#### **Sitting Room**

Triple aspect with three double glazed leaded light windows to the front and side, two radiators, feature fireplace with open grate fire and tiled hearth. Feature exposed timber beams.

#### **Kitchen**

A range of wall, base and drawer units with roll top work surfaces over, inset 1 1/4 sink unit with chrome mixer tap over. Dual aspect with double glazed leaded light windows to side and rear. Built in 'Whirlpool' microwave. Inset 4-ring electric hob with extractor hood over, built in 'Hotpoint' oven and grill, integrated refrigerator, tiling to splash backs, tiled flooring and storage cupboard. An opening leads through to a boot room with timber door giving access to the rear porch, courtyard and driveway.

#### **Family Room**

Triple aspect with double glazed leaded light windows to the front and side. Feature open grate fireplace with brick

surround and flagstone hearth, radiator and feature exposed timber beams.

#### **Inner Hall**

With staircase rising to the first floor, double glazed leaded light window to the side, radiator and door opening into:-

#### **Cloakroom**

With low level W.C, floating wash hand basin with 'autosensor' electric tap over, tiling to half height, double glazed leaded light obscure window to the rear and radiator.

#### **Boiler Cupboard**

With double glazed leaded light obscure window to the rear, tiled flooring and 'Grant Vortex' oil fired condensing boiler.

#### **First Floor**

Two double glazed leaded light windows to the front, radiator, airing cupboard housing the hot water cylinder and fitted shelving, further wall cupboard with shelving, and doors to four bedrooms and bathroom.

#### **Bedroom One**

14'3" x 14'1" (4.35m x 4.31m)

Feature vaulted ceiling with exposed timber beams, double glazed leaded light window to the front, radiator and feature cast iron open grate fireplace with tiled hearth.

#### **Bedroom Two**

Feature vaulted ceiling with exposed timber beams, double glazed leaded light windows to the front and side, radiator and feature open grate fireplace with tiled hearth.

#### **Jack & Jill Bedrooms Three & Four**

#### **Bedroom Three**

With double glazed leaded light window to the side, radiator and door through to:-

#### **Bedroom Four**

With double glazed leaded light window to the front, radiator and hatch giving access to the loft.





### Family Bathroom

3-piece suite comprising; panelled bath with 'Mira Spirit' electric shower over and glazed shower screen, pedestal wash hand basin, double glazed leaded light window to the rear, chrome ladder style heated towel rail, tiled flooring and tiling to splash backs, extractor fan and shaving point.

### W.C

With double glazed leaded light window to the side, low level W.C, tiled walls to half height.

### Outside

A large lawned garden wraps around the property to the front and side, with a number of mature trees, plants and hedging. There are a number of patio areas, ideal for outdoor entertaining and open views over the rolling Warwickshire countryside beyond. Gravelled area with raised vegetable beds, brick built gardeners W.C. Via the courtyard is access to the two outbuildings:-

### Outbuilding One / Double Garage

Brick built with pitched roof and two metal up and over doors. Power and lighting, windows to the rear and sliding door opening into:-

- **Store Room**

With window to the rear.

- **Wood Store**

With window to the side.

- **Coal Store**

### Outbuilding Two / Home Gym

Brick built with pitched roof, feature vaulted ceiling with exposed timber beams, large feature arched window to the rear and two further small arched windows to the front.





### • Laundry Room

Stainless steel sink unit with chrome mixer tap and base cupboard below, tiling to splash backs, tiled flooring, space and plumbing for washing machines and tumble dryers, window to the rear.

### • Store Room

Timber stable door gives access to the store room.

### Additional Information

#### Services:

Mains electricity and water are connected to the property. Drainage is to a septic tank, which is located within the grounds. The heating is via an oil-fired boiler.

#### Broadband and Mobile:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a predicted highest available upload speed of 220 Mbps. Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with outdoor availability being rated 'Likely' and the indoor availability being rated 'Limited' and 'Likely'. For more information, please visit: <https://checker.ofcom.org.uk/>.

#### Council Tax:

Worcestershire County Council - Band G

#### Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

#### Flood Risk:

This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>.

#### Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

#### Viewing:

Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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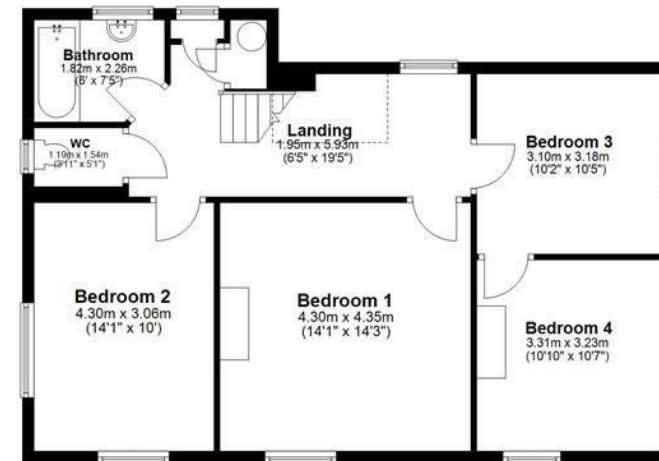
## Ground Floor

Approx. 175.5 sq. metres (1889.4 sq. feet)



## First Floor


Approx. 74.4 sq. metres (801.3 sq. feet)



Total area: approx. 250.0 sq. metres (2690.7 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F	24	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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