



Ribeck House

Rowney Green Lane | Rowney Green | Alvechurch | Birmingham | B48 7QP

FINE & COUNTRY

RIBECK HOUSE

We are delighted to offer this exceptionally well presented five-bedroom executive home, situated in the heart of the highly sought-after village of Rowney Green. Ribeck House is an extensive and extremely flexible property with the addition of a detached 2.5 bay garage with full living annex attached.



Ground Floor:

The property comprises of an enclosed porch leading through to the hallway, dining area, large reception room, large fully fitted kitchen, large sunroom with space for office/desk (if working from home), downstairs WC, separate utility area and a further large reception room/living area with stain glassed window.









Seller Insight

“ Living in Ribeck House has been nothing short of a dream fulfilled. Having spent a decade in the village prior to purchasing this gem and having been involved in its build, its allure was undeniable from the start. Situated at an elevated position, yet nestled in the very heart of the village, its newly built charm immediately caught our eye, offering a perfect blend of centrality and seclusion.

The aspects we cherish most about Ribeck House are its luminosity and spaciousness. Each corner exudes a sense of brightness, with captivating views extending to both the front and rear gardens. The seamless flow of the house effortlessly accommodates our family's needs.

Among the many delightful spaces within, the kitchen, living rooms, and sunroom with their French doors, not only usher in natural light but also merge indoor tranquillity with the enchanting beauty of the outdoors.

What truly sets Ribeck House apart are its distinctive features. The extensive use of wood, from solid oak doors, floors and skirting boards, adds a touch of timeless elegance. The thoughtful layout, with double doors facilitating individual room use or creating an expansive open-plan ambience, epitomises both functionality and charm.

In terms of personalisation, we've opted for a bright and neutral palette, allowing new owners to accommodate their unique tastes and preferences.

From a practical standpoint, Ribeck House easily caters to our daily routines. Its rural yet central location ensures convenient access to amenities, schools, and village life. For those with busy lives, there is easy access to the M42, M40 and M5 motorways, and Birmingham International Airport and train station are only 25 minutes away. Recent upgrades, including a new boiler installation and a revamped family bathroom, ensure that the home evolves alongside our changing needs. Venturing outdoors, the west-facing rear garden emerges as a sanctuary bathed in sunlight throughout the day and in the evening. The addition of a heated and lit separate garden room further enhances our outdoor experiences, offering a cosy retreat regardless of the weather. The private aspect of the rear garden provides an ideal setting for relaxation, accommodating a hot tub for added luxury.

Ribeck House embodies our values and aspirations. Its integration into the vibrant village community, coupled with easy access to excellent schools, reinforces its status as the perfect family home.

The neighbourhood of Roney Green exudes a palpable sense of community and security, further enriching our living experience. Nearby amenities such as tennis courts, village park, nature reserves and expansive country walks offer a plethora of recreational opportunities for all ages to enjoy.

For future owners, our advice is simple: Embrace the beauty of village life, explore the myriad activities and amenities at your doorstep, and savour every moment within these walls. Ribeck House isn't just a home; it's a haven where memories are made and cherished for a lifetime.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







First Floor:

As you ascend the stairs, you have an impressive main suite with walk-in wardrobe and en-suite with a Jacuzzi bath and separate shower. A further double bedroom with built-in wardrobe, en-suite and Juliette balcony overlooking the landscaped gardens. Two further double bedrooms also with built-in wardrobes. A fully functional office/single bedroom with far reaching views can also be found on this floor, as well as a large family bathroom with separate bath and shower.











Outside:

The gardens extend to just over an acre and the property is set back from the quiet lane, enabling parking for many vehicles. The garden benefits from a top-quality garden room plus two storage sheds, and a hot tub. An electric gate gives added security, as well as a full alarm and security system with remotely accessed cameras.







ROWNEY GREEN

Rowney Green is a delightful, rural, and vibrant Worcestershire village. The village hall is a short walk from Ribeck House and is at the centre of all community activities with a "pop up pub" on a Friday evening and a coffee house on a Monday morning. The hall also hosts many different user groups and a variety of activities each week. To the rear of the village hall is a double tennis court, extensive playing fields and a woodland nature reserve. There are many excellent local, countryside walks.

The larger village of Alvechurch is 2 miles away and has a range of amenities including a 7am-10pm Co-operative store, GP and dental practices, a variety of shops, two pubs and several restaurants and take-away food providers.

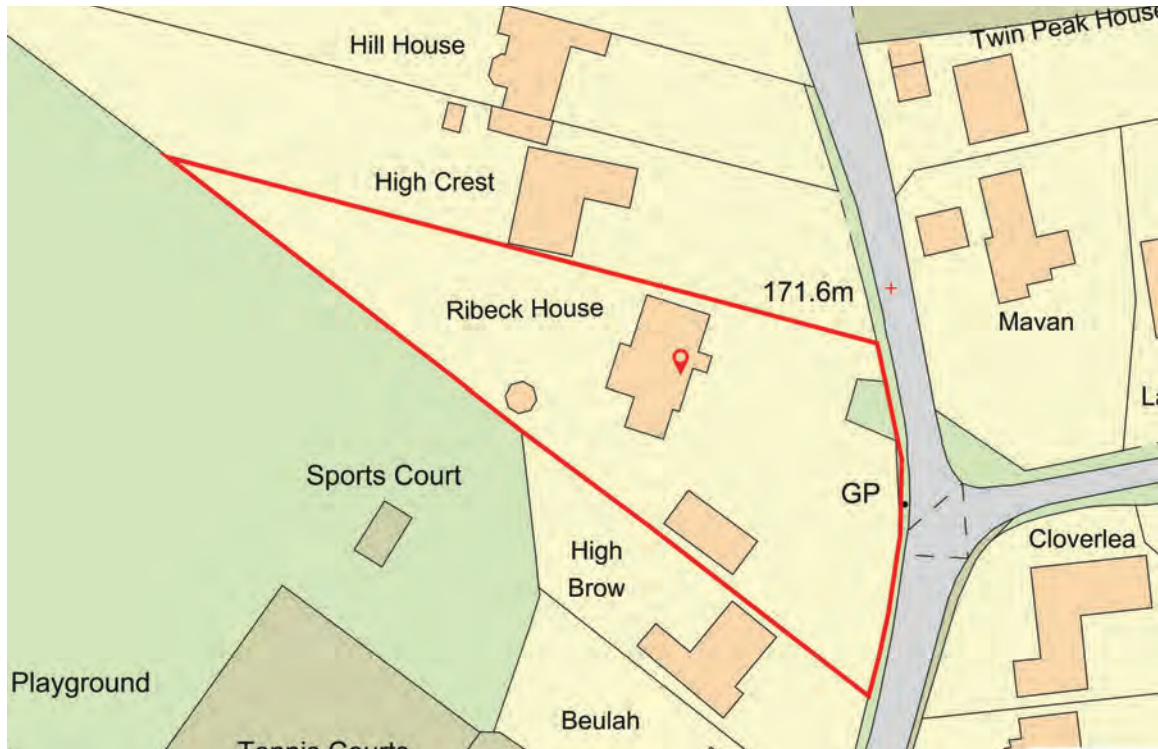
The location of Ribeck House also provides excellent links to the M42, M5 and M40 and is only a 25-minute drive to Birmingham International Airport, NEC and train link to London.



ALVECHURCH

The village of Alvechurch is serviced by three churches, two schools, a library, village hall, vets and doctors surgery and is large enough to have a full range of everyday facilities but small enough to be a community. Recreationally, it is served by two public houses and several lovely restaurants making Alvechurch a most attractive and convenient proposition. Sited within the Worcestershire district of Bromsgrove, Alvechurch is one of Bromsgrove's 20 parishes and shares boundaries with Beoley, Wythall, Barnt Green, Cofton Hackett and Tutnall & Copley Parishes. The parish also borders the city of Worcestershire and is therefore a vital part of the West Midlands Green Belt that serves as a buffer between conurbations. The only part of the parish that is not covered by the Green Belt classification is the centre of Alvechurch village itself. The resultant restrictions on new building development in the Green Belt mean demand for new housing in the parish is high. Alvechurch Village Centre is a designated Conservation Area, host to a number of listed buildings originating from the 15th century. The parish church of St Laurence is listed Grade II. The parish is host to good transport links of all types including (by road) the north/south A441 and the east/west M42, (by rail) the Redditch/Lichfield cross-city service, and (by canal) the Worcester Worcestershire canal. The river Arrow flows from its source in the nearby Lickey Hills through the parish and out towards Alcester.





Services, Utilities & Property Information

Mains electricity, water & drainage. Mains gas central heating.
 Ultrafast broadband available in the area – please check with your provider.
 4G and 5G mobile coverage available in the area – please check with your provider.

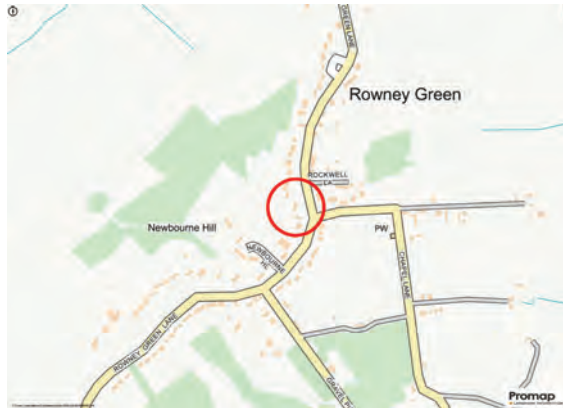
Tenure
 Freehold

Local Authority
 Bromsgrove
 Council Tax Band G

Viewing Arrangements
 Strictly via the vendors sole agents Fine & Country on 01905 678111

Website
 For more information visit www.fineandcountry.com

Opening Hours
 Monday to Friday 9.00 am - 5.30 pm
 Saturday 9.00 am – 1.00 pm



Rowney Green Lane, Rowney Green, Alvechurch, Birmingham, B48

Approximate Area = 3033 sq ft / 281.7 sq m
 Outbuilding / Garage = 673 sq ft / 62.5 sq m
 Total = 3706 sq ft / 344.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2022. Produced for Alexander Evans. REF: 819173

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 80 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 26.04.2024







ALEXANDER EVANS
PARTNER AGENT

Fine & Country Solihull
07539 880801
email: alexander.evans@fineandcountry.com

Having enjoyed nearly 10 years in real estate and most recently being a bespoke agent, I demonstrate fantastic knowledge of the market and all things property. Using my tough negotiating skills, I show clients how I can achieve the best possible price for their home, whilst keeping them informed during the process making for an honest and stress-free experience. I have lived in Worcestershire all my life and live with my partner and our Cockapoo, Digby. In my spare time I love playing snooker, walking the dogs, cooking and the great outdoors.

YOU CAN FOLLOW US ON



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country
Tel +44 (0)121 746 6400
solihull@fineandcountry.com
Zenith House, Highlands Road, Solihull B90 4PD

