

# Cottons

CHARTERED SURVEYORS

5 Swan Street, Alvechurch,  
Birmingham, B48 7RR

Offers in the Region Of  
**£220,000**



- Grade II Listed Mid Terrace Cottage
- Highly Regarded Village Location
- Modern Kitchen and Shower
- EPC Rating: D
- Two Bedrooms
- Modernised Throughout

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL  
Tel: 0121 247 4747 Email: [sales@cottons.co.uk](mailto:sales@cottons.co.uk)  
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A GRADE II listed mid terrace cottage, originally built in the early 1800s. Having being REFURBISHED and in a MODERN CONDITION THROUGHOUT, but retaining various ORIGINAL STYLE FEATURES. Viewings VITAL to appreciate quality of location and character on offer.

Being an ideal first time purchase, the property comprises living room, re-fitted kitchen, two bedrooms, re-fitted shower room and good size garden. With double glazing and combi gas central heating. Offered with NO UPWARD CHAIN.

#### Property Tenure

Freehold

#### Council Tax Band

C

#### EPC Rating

D

#### Location

The property is situated along Swan Street in the centre of the highly regarded village of Alvechurch, conveniently located approximately:

- 760 metres from Alvechurch Train Station.
- 0.9 miles from Junction 2 of the M42.
- 1.5 miles from Barnt Green Village Centre.
- 3.1 miles from Redditch Town Centre.
- 8.7 miles from Birmingham City Centre.

#### Description

A two storey Grade II listed mid terrace cottage, believed to have been constructed in the early 1800s, with some 1900s and 2000s alterations.

Painted brick with tile roof. The property has been modernised and is in a well presented and modern condition throughout but retaining some character features including internal wooden beams. With double glazing and combination gas central heating.

#### Accommodation

Please refer to the floor plan for room measurements.

#### Ground Floor

Living Room, modern re-fitted kitchen.

#### First Floor

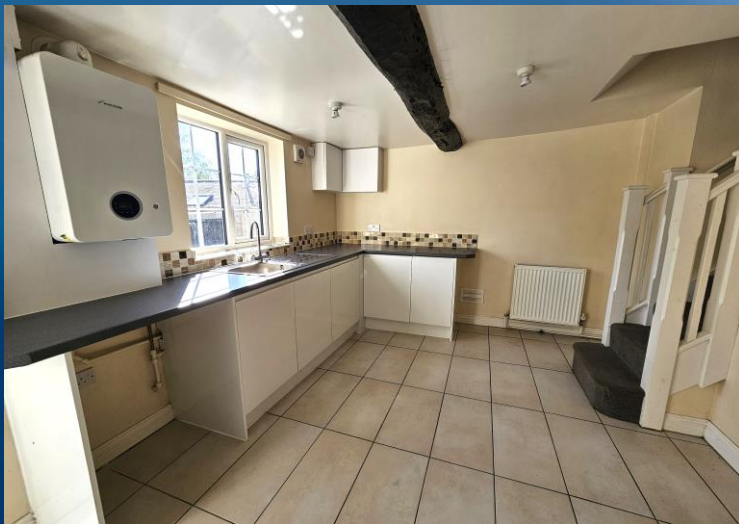
Stairs and landing, bedroom one (double), bedroom two (single), modern re-fitted shower room with WC.

#### Outside

Rear - Good size garden.

#### Availability

The property is offered with vacant possession and no upward chain.



**Fixtures and Fittings:** All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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# 5 Swan Street

Approximate Gross Internal Area = 50.2 sq m / 540 sq ft

 = Reduced headroom below 1.5m / 5'0

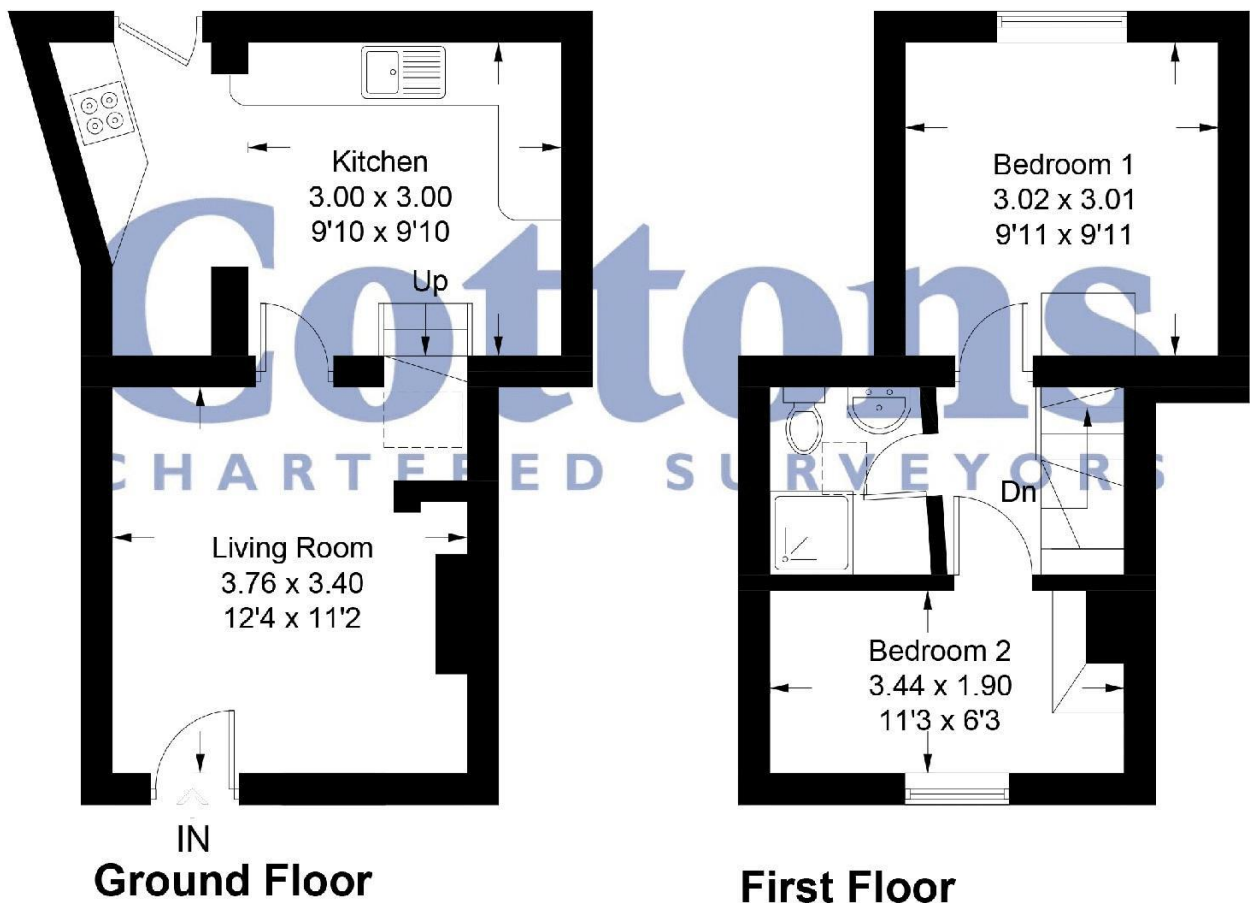


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