



**£250,000**

Flat 2, Rectory Court, 9 Old Rectory Lane B48 7SX

**GUEST**  
ESTATE AGENTS



Exclusive gated development converted in 2022  
Beautifully presented two bedroom ground floor apartment  
Two allocated parking spaces directly outside  
Private southwest facing wraparound garden  
Spacious open plan kitchen/dining/living area  
High specification Bosch integrated appliances  
Solid wood flooring through hallways and living space  
Stylish contemporary shower room with walk-in shower  
Large storage cupboard and combi boiler  
246-year lease remaining with 1/10 share of freehold

Forming part of an exclusive gated development created from the conversion of an old building in 2021–2022, this beautifully presented ground floor apartment offers a rare combination of luxury specification, generous natural light and private outdoor space. With a long 246 year lease, a share of the freehold, no ground rent and a reasonable service charge, this superb apartment combines peace of mind, exclusivity and stylish living within a secure and desirable setting.

The apartment is entered via a welcoming, light filled hallway finished with solid wood flooring that continues seamlessly through to the open plan living space, creating a cohesive and contemporary feel. This impressive kitchen/dining/living room forms the heart of the home, designed for both relaxation and entertaining. The kitchen is fitted with a sleek range of units and high quality Bosch appliances, including an oven, induction hob, slimline dishwasher, fridge freezer and washer dryer, combining style with practicality.

The living area is particularly bright thanks to sliding doors opening directly onto the private enclosed garden, complemented by two additional windows on another aspect that flood the room with natural light throughout the day. From here, a wide opening leads into an inner hallway where the remaining accommodation is arranged.

There are two well proportioned bedrooms, with the principal



bedroom benefiting from contemporary fitted wardrobes and its own patio doors providing direct garden access, enhancing the indoor outdoor lifestyle. The shower room is finished to a high standard with large modern wall tiles, a spacious walk-in shower, vanity basin with storage below and a heated towel rail. A generously sized storage cupboard and a combi boiler add further practicality.

Externally, the south west facing private garden wraps around two sides of the apartment, offering a rare level of outdoor space for an apartment and creating an ideal setting for relaxing, dining or entertaining. The property also benefits from two allocated parking spaces positioned conveniently to the front.

Situated in the sought after village of Alvechurch, this property enjoys the best of semi-rural living while remaining exceptionally well connected. Alvechurch is widely regarded as one of North Worcestershire's most desirable villages, known for its strong community atmosphere, attractive surroundings and excellent local amenities. The village centre offers a selection of independent shops, cafés, traditional pubs and everyday conveniences, along with scenic canal and countryside walks nearby. For commuters, the location is particularly advantageous, with Alvechurch railway station providing direct links to Birmingham and surrounding areas, while major road networks including the M42 and M5 are easily accessible.

Tenure: Leasehold\*

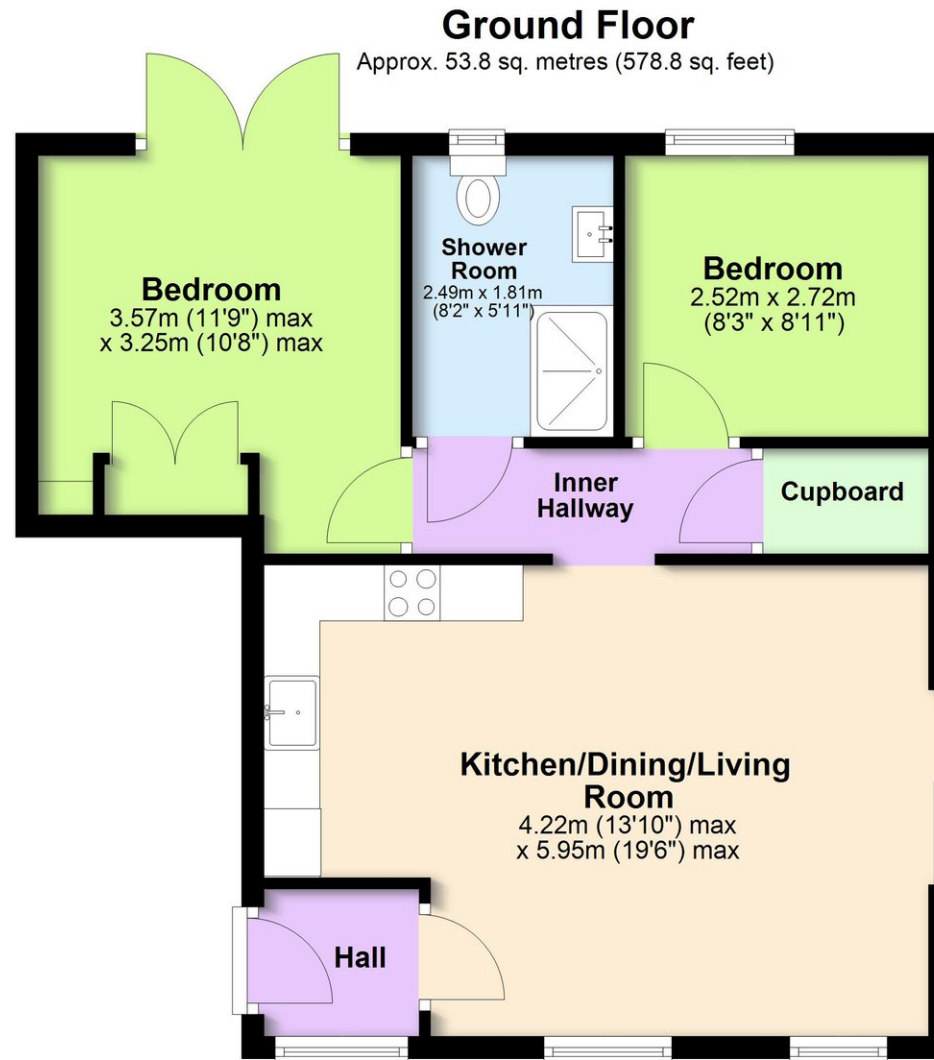
\*The vendor has informed us that the property is leasehold. Whilst we believe this information to be correct, it has not been verified and confirmation should be sought from the purchaser's conveyancer. 246 years left on the lease. 1/10th share of freehold  
Service Charge: £869 per half year. No ground rent.

Approx. Floor Area: 53.8 sq m (578.8 sq ft)  
For room measurements please refer to the floorplan.  
EPC Rating: C  
Council Tax Band: B  
Rear Garden Orientation (approx.): South West





# Floorplan



**Total area: approx. 53.8 sq. metres (578.8 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other item 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.

Plan produced using PlanUp.

**Want to view this property?**

Call us on 01527 306420, or email [hello@guestestateagents.com](mailto:hello@guestestateagents.com)

**Property to sell?**

Guest Estate Agents can offer you an outstanding level of service, successfully selling property in and around Bromsgrove. For a free valuation, call us on 01527 306420, or email [hello@guestestateagents.com](mailto:hello@guestestateagents.com)

**Independent mortgage advice**

We recommend Guest Independent Mortgage Advice. Call 01527 306425, or email [hello@guestindependent.com](mailto:hello@guestindependent.com) to arrange an initial chat with no pressure or obligation.

**Solicitor / Conveyancer**

Getting the right firm to do the legal work can make or break a sale. Just ask us for a recommendation / quote,

**Lettings**

For fully managed lets or just a tenant find, we recommend Douglas Lettings. More info at [www.douglaslettings.co.uk](http://www.douglaslettings.co.uk)

**Everything else**

For surveys, removals, EPCs, or any other property related needs, we can recommend someone reliable to help you.

**Our contact details**

Phone: 01527 306420

Email: [hello@guestestateagents.com](mailto:hello@guestestateagents.com)

Address: 1 St Godwald's Road, Aston Fields, Bromsgrove B60 3BN

**Disclaimer**

You should not rely on statements made by Guest Estate Agents in these details, or by word of mouth, or in writing, as being factually accurate about the property, its condition, or its value. The tenure needs to be verified via your solicitors. Areas, measurements and distances are approximate. Any reference to alterations or extensions, or use of, or any part of the property does not mean that the necessary planning, building regulations or any other consent has been obtained. A buyer must find out by inspection or other ways to verify that these matters have been dealt with and that the information is correct.

