



54 Swan Street
Alvechurch | Birmingham | West Midlands | B48 7RP

 FINE & COUNTRY

54 SWAN STREET



Occupying a generous plot of approximately 0.54 acres in the heart of the highly sought-after village of Alvechurch, this distinguished Edwardian residence offers around 3,430 sq ft of beautifully proportioned accommodation. Enjoying an elevated position with stunning views across the countryside towards Rowney Green, the property offers a rare combination of exceptional privacy and seclusion whilst being just moments from the village centre, local amenities and railway station.



Combining period charm with thoughtfully designed modern additions, the home provides versatile and spacious accommodation ideally suited to modern family living. The welcoming reception hall leads to the principal reception rooms, all of which enjoy delightful views over the immaculate rear gardens.

The impressive living room is perfectly designed for both family living and elegant entertaining, featuring a characterful beamed ceiling and French doors opening onto the terrace and landscaped gardens. A separate stunning family room overlooks the rear gardens with a feature fireplace, flowing seamlessly into the dining room to create an exceptional space for modern living and entertaining.

At the heart of the home is the superb open-plan kitchen and dining room, a bright and sociable space refitted to a high standard and complemented by French doors opening onto the garden. The adjoining conservatory provides a peaceful spot from which to enjoy the beautiful surroundings throughout the year. A practical utility area, guest cloakroom and internal access to the double garage further enhance the ground floor accommodation. Above the garage, a substantial hobbies room offers excellent flexibility as a studio, games room, home office or creative workspace.











Seller Insight

“ We fell in love with this home the moment we saw it. The character and appearance of the house immediately appealed to us, but it was the setting that truly captured our hearts. The wonderful views, generous plot and sense of privacy felt incredibly special, particularly given its position right in the heart of the village. It offered the perfect balance of peaceful living and a vibrant community on the doorstep.

Over the years, the house has adapted effortlessly to our family's changing needs. As the children grew older, the flexible layout gave everyone space to come together while also allowing room for independence. One of the greatest joys has been raising our family here, knowing the children could enjoy village life while benefiting from excellent transport links into Birmingham and beyond.

The kitchen has always been the heart of the home. Filled with natural light thanks to its dual-aspect design, it is where so much of our family life has taken place. From leisurely weekend brunches and card games to everyday conversations over a cup of tea, it has always been a welcoming and much-loved space.

One of our favourite views is across towards Rowney Green. The landscape changes beautifully throughout the seasons, but winter is particularly memorable when the hills are dusted with snow and families gather to enjoy the slopes.

Weekends have often been spent enjoying the simple pleasures of village life; walking to the cricket ground to watch the boys play, meeting friends at the local pub, and returning home with fish and chips to enjoy together.

What we will miss most is the privacy and space. Despite being in the centre of a thriving village, the house and garden feel wonderfully secluded. For us, this has been a true family home, offering space to grow, entertain and create lasting memories. The combination of a substantial home, beautiful gardens, village charm and excellent connectivity is incredibly rare, and we feel fortunate to have called it home.”*

* 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.







The first floor comprises an impressive principal suite with fitted wardrobes and a luxurious en suite bathroom, a generous guest bedroom with en suite facilities, three further bedrooms and a family bathroom.















Outside, the west-facing rear gardens are a particular highlight. Beautifully maintained and predominantly laid to lawn, they offer an idyllic setting for family life, entertaining and relaxation. Mature borders, a summerhouse, pergola seating area and expansive lawns combine to create a wonderful sense of space and tranquillity rarely found so centrally within a thriving village.

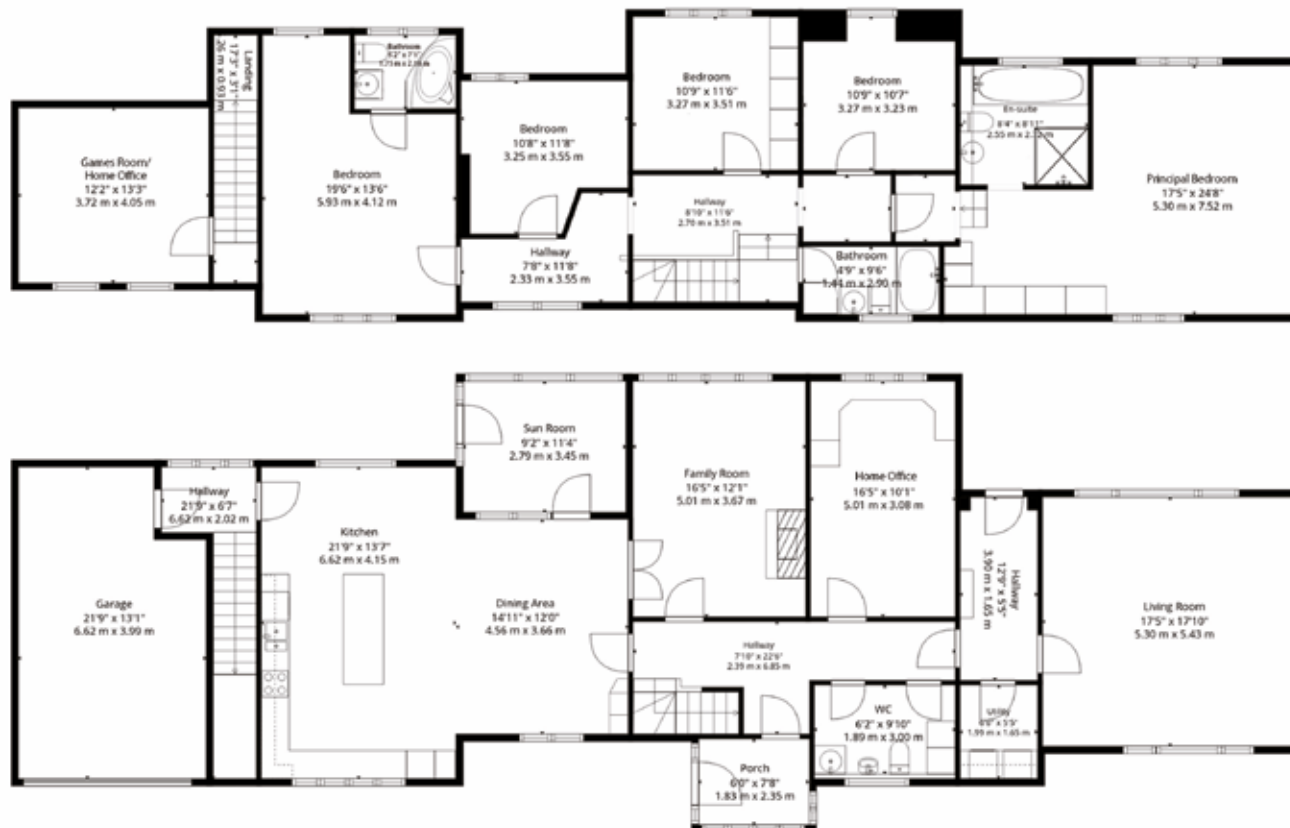
Perfectly positioned for highly regarded local schools, excellent road links and direct rail connections into Birmingham, this exceptional home offers an enviable lifestyle where countryside views, privacy, space and village convenience come together seamlessly.

Tenure: Freehold | Council Tax Band: G | EPC Rating: C









Total Approximate Area: 330m² | 3351ft.

Whilst every attempt has been made to ensure the accuracy of the floorplan, 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. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.





FINE & COUNTRY

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*We value the little things
that make a home*



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