



**Danes** melvyn  
ESTATE AGENTS

Latimer Road  
Alvechurch  
Offers Around £275,000

## Description

An ideal location in the heart of Alvechurch within walking distance of the centre of the village and conveniently located for Crown Meadow First School, Alvechurch Church of England Middle School.

The village offers an eclectic selection of shops, pubs and restaurants.

There are local bus service to Redditch and the surrounding areas and easy motorway access to Junction 2 of the M42 forming the hub of the midlands motorway network.

Set back from the road via a wide block paved driveway, a UPVC front door opens into the hallway with further door into the lounge with staircase to the first floor accommodation and door into the kitchen diner with window and door to the conservatory leading to the rear garden.

On the first floor landing there are doors to two bedrooms and bathroom.

The rear garden has a paved patio area with shaped lawn and flower borders, timber shed, summer house fencing to boundaries and gated side shared access to the driveway and garage.



## Accommodation

### ENTRANCE HALLWAY

### LOUNGE

11'09 x 11'08 (3.58m x 3.56m)

### KITCHEN/DINER

15' x 7'08 (4.57m x 2.34m)

### CONSERVATORY

12' x 7'08 (3.66m x 2.34m)

### BEDROOM 1

11'10 x 7'09 (3.61m x 2.36m)

### BEDROOM 2

11'02 x 7'05 (3.40m x 2.26m)

### BATHROOM

8'00 x 7'04 (2.44m x 2.24m)

### REAR GARDEN

### GARAGE



TENURE: We are advised that the property is FREEHOLD.

BROADBAND: We understand that the standard broadband download speed at the property is around 7 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 17/06/2026. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 17/06/2026. Please note that actual services available may be different depending on the particular circumstances, precise location and network outages. VIEWING: By appointment only with the office on the number below.

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MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

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