



## Kingfisher Court, Alvechurch

- No onward chain
- Sought after location
- Landscaped Garden
- Driveway
- Situated in a cul-de-sac
- Two spacious bedrooms

Offers In The Region Of £220,000

Tenure: Freehold

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Kingfisher Court, Alvechurch

## DESCRIPTION

Hunters Redditch are delighted to present this attractive two-bedroom terraced home with a driveway, located in the highly sought-after village of Alvechurch.

The property consists of a spacious living room and kitchen which provides ample space for dining. Two bedrooms, one of which has an ensuite shower and basin. There is also a separate full family bathroom with bath.

To the rear of the property, it benefits from a low maintenance landscaped garden.

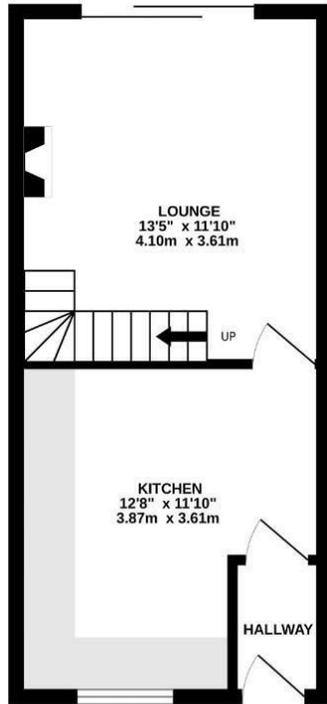
Alvechurch is a popular village location for families and commuters, offering a good range of local amenities including shops, well-regarded schools, sports clubs, pubs, cafés and restaurants. Surrounded by the Worcestershire countryside, it is ideal for outdoor pursuits, with the Worcester and Birmingham Canal easily accessible. Excellent transport links include Alvechurch Train Station with direct services to Redditch and Birmingham City Centre, along with convenient access to the M42, while further amenities are available in nearby Bart Green, Redditch, Bromsgrove and Birmingham.

Estate Agents are now required by law to conduct anti-money laundering checks on all buyers of any property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £35 plus VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

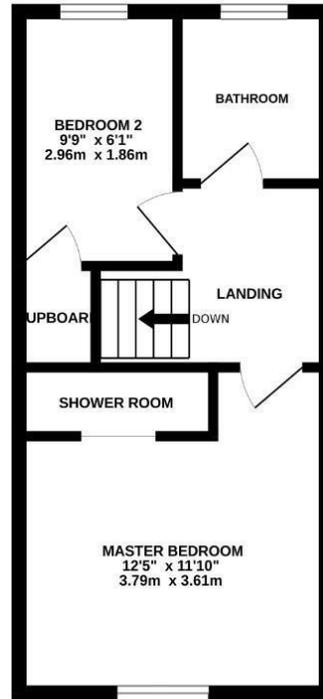
For a Free Valuation: Please contact Tracey or Edward at the office 01527 60889 to make an appointment.



GROUND FLOOR



1ST FLOOR

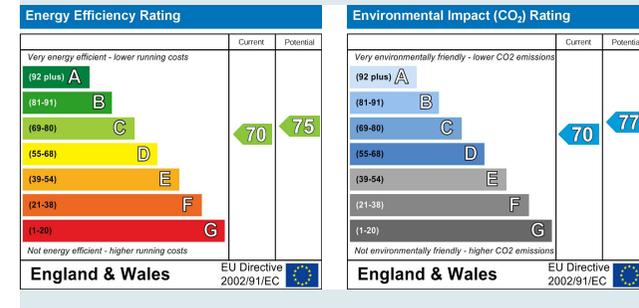


Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2020

Council Tax: C

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

### Viewing

Please contact our Hunters Redditch Office on 0152760889 if you wish to arrange a viewing appointment for this property or require further information.

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