

AP MORGAN



Bear Hill Drive, Alvechurch
Offers in the region of £350,000

Features:

- **Offered with no onward chain**
- End-terrace family home
- Three well-proportioned bedrooms
- Spacious lounge and separate dining room
- Family bathroom, ensuite and guest WC
- Close to Alvechurch centre
- Tandem driveway for two cars
- Side gate to rear south-facing garden

Description:

Offered to the market with no onward chain, this attractive three-bedroom end-terrace home enjoys a convenient position in close proximity to Alvechurch village centre, with easy access to local shops, amenities, schooling and transport links. The property further benefits from a tandem driveway providing off-road parking for two vehicles and a side gate offering useful rear access to the garden.

The internal accommodation is thoughtfully arranged and well-suited to modern living. The ground floor comprises a fitted kitchen to the front, a separate dining room ideal for family meals or entertaining with access to the downstairs WC, and a spacious lounge to the rear providing a comfortable living space with outlook and access towards the garden.

Upstairs, there are three well-proportioned bedrooms, including a main bedroom with en-suite shower room, together with a contemporary family bathroom. The additional bedrooms offer flexibility for children, guests, or home office use.

Externally, the property boasts a pleasant and enclosed rear garden, featuring a paved patio seating area ideal for outdoor dining, a lawned section, and established borders. A timber garden shed provides practical storage, while the layout offers a good balance of low-maintenance space and room for gardening or play. The side access gate enhances practicality, making the garden easily accessible from the front of the property.

With its end-terrace position, generous parking, attractive outdoor space and sought-after village location, this home represents an excellent opportunity for first-time buyers, families, or those looking to downsize.

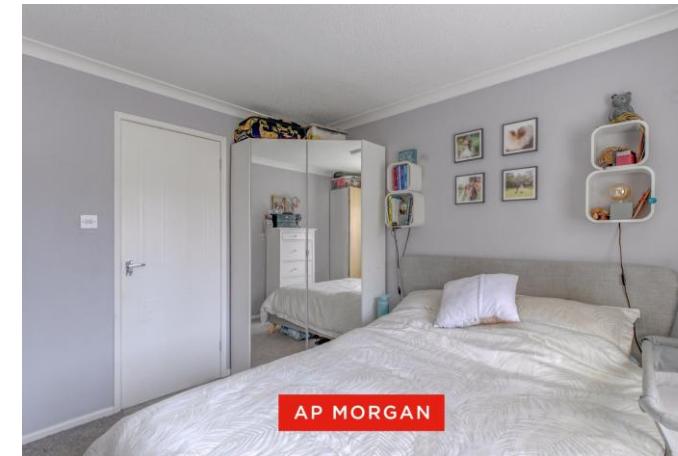


The property's position is within walking distance to the desirable Alvechurch village with a variety of excellent local shops, eateries, popular pubs, restaurants and amenities. Furthermore there is nearby local schooling which includes two nurseries, First and middle school, in addition to easy reach of major road links, including the M5 and M42, for travel to surrounding areas. Alvechurch train station is situated within 0.7 miles for links into Birmingham city centre.

Details:

Hall

Kitchen 14'11" x 7'1" (4.55m x 2.16m)



Dining Room 11'2" x 7'5" (3.4m x 2.26m) max dimensions



WC 4'8" x 4'5" (1.42m x 1.35m) max dimensions

Lounge 11'4" x 18'6" (3.45m x 5.64m)

Landing

Bedroom 1 11'3" x 9'5" (3.43m x 2.87m)



Ensuite 3'4" x 9'5" (1.02m x 2.87m)



Bedroom 2 7'7" x 9'5" (2.3m x 2.87m)

Bedroom 3 8'4" x 8'9" (2.54m x 2.67m)

Bathroom 7'10" x 5'5" (2.4m x 1.65m)



EPC Rating: To be confirmed

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the

market for you to ensure you get the right lender and more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 406 956, or visit their website for more information: www.wisermortgageadvice.co.uk

Need a solicitor?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Solid STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property live, quickly. Just book a free valuation and we will visit your property and discuss your needs.

Identity Checks

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

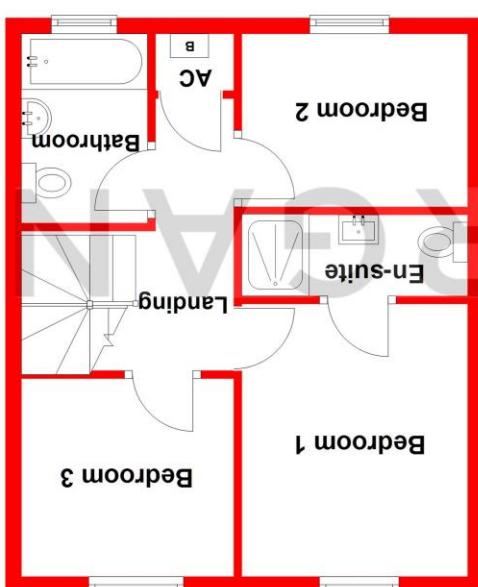
a memorandum of sale on the property you would like to buy.

be paid and the checks completed in advance of the issuing of 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 for the checks completed on a property you wish to buy. The cost of these checks is £39 + VAT per property and this is a non-refundable fee. These charges will contact you once you have had an offer accepted on a property that a third party supplier to undertake the who will contact you once you have had an offer accepted on a property that a third party supplier to undertake the who

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no guarantee 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. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given.

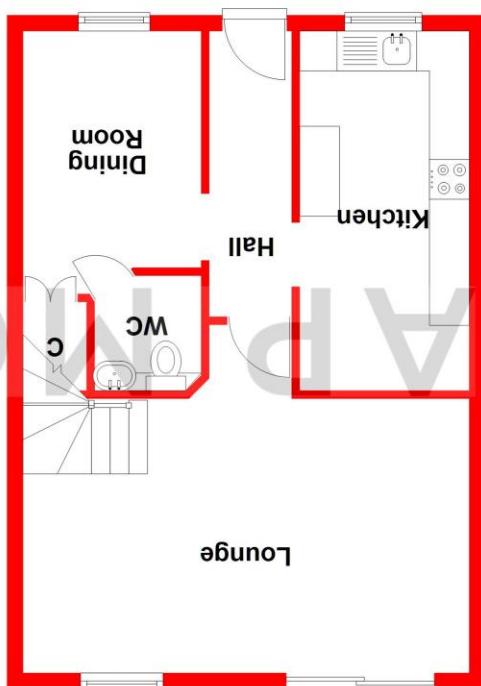
Plan produced using PlanUp.

Total area: approx. 84.1 sq. metres (904.9 sq. feet)



Approx. 39.2 sq. metres (421.7 sq. feet)

First Floor



Approx. 44.9 sq. metres (483.3 sq. feet)

Ground Floor

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation with respect to this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan. Equipment: AP Morgan has not tested the equipment heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Equipment: AP Morgan has not tested the equipment mentioned in this property, equipment, etc. The laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.