

**AP MORGAN**



**Sandhills Green, Alvechurch, Birmingham**  
Asking Price £525,000

### Features:

- Beautifully presented mid-terraced property
- Full of character with high ceilings
- Four double bedrooms
- Generous living spaces
- Well-fit kitchen and utility space
- Well-maintained rear garden
- Multi-car driveway
- Highly sought-after location

### Description:

Welcoming you to this beautifully presented mid-terraced home, full of character and offering four double bedrooms, a well-fitted kitchen, comfortable living spaces, a well-presented rear garden, and a multi-car driveway with EV charger, situated in a quiet location on the border of Alvechurch and Barnt Green.

On arrival, the property benefits from a driveway to the front, suitable for multiple vehicles and fit with an EV charger, with steps leading up to the entrance.

Upon entering, the ground floor opens into the porch, which leads into the dining room — a great space for a family dining table — featuring a large bay window allowing plenty of natural light to flow through, an electric fireplace, a door into the hallway, and access through to the kitchen. The kitchen is well fitted with ample storage and worktop space, a Belfast sink, an integrated dishwasher, range cooker and space for freestanding appliances, as well as a utility area to the rear with additional storage and worktops, and a door opening onto the rear garden. Through the hallway, you pass the stairs rising to the first floor, with the lounge situated at the end of the hall, offering a generous space for relaxation and family entertainment. The lounge also features an open bay with a door leading to the rear patio and a log burner, perfect for cosy nights in.

The first floor leads from the landing into bedroom one, a generous double bedroom with another bay window and ample space for storage units; bedroom two, another double bedroom also offering ample storage space; and bedroom four, a further double bedroom that would also make an ideal office or home gym. The family bathroom is situated on the first floor and is well fitted with a toilet, wash basin, and bathtub with an overhead shower.

The second floor opens onto a secondary landing with access to storage space in the eaves, as well as the entrance to bedroom three, a further double bedroom with a fitted storage cupboard, a Velux window to the front, and an en-suite fitted with a toilet, wash basin, and shower cubicle.



The rear garden opens onto a patio area, providing a great space for outdoor furniture and dining, as well as a brick out-building, great for additional storage space, with a lawn extending beyond and stepping stones leading through the centre. Bushes and shrubbery line the left-hand side, while a stone area sits to the right. The top of the garden provides a secondary patio area, an excellent space for hosting and entertaining, along with a shed for additional garden storage.

This property is ideally situated approximately 0.5 miles from Barnt Green Village, offering a variety of coffee shops, convenience stores, and medical facilities, as well as well-regarded schools for all ages nearby. The area is also ideal for commuters, with Alvechurch Railway Station close by, along with convenient access to the M42 and M5 motorways.

**Details:**

**Porch**

**Dining Room** 9'11" x 12'8" (3.02m x 3.86m) Both Max

**Kitchen** 10'11" x 7'3" (3.33m x 2.2m)

**Utility Room** 6'5" x 5'7" (1.96m x 1.7m)

**Hall**

**Lounge** 14'3" x 10'11" (4.34m x 3.33m)

**Landing**

**Bedroom One** 10' x 14'5" (3.05m x 4.4m)

**Bedroom Two** 13'1" x 10'11" (4m x 3.33m)

**Bedroom Four** 10'11" x 9' (3.33m x 2.74m)

**Bedroom** 6' x 5'7" (1.83m x 1.7m)

**Landing**

**Bedroom Three** 16'5" x 14'5" (5m x 4.4m) Both Max

**En-suite** 7'9" x 2'11" (2.36m x 0.9m)

**EPC Rating:** D

**Council Tax Band:** D (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.



## 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 mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 827 6827, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

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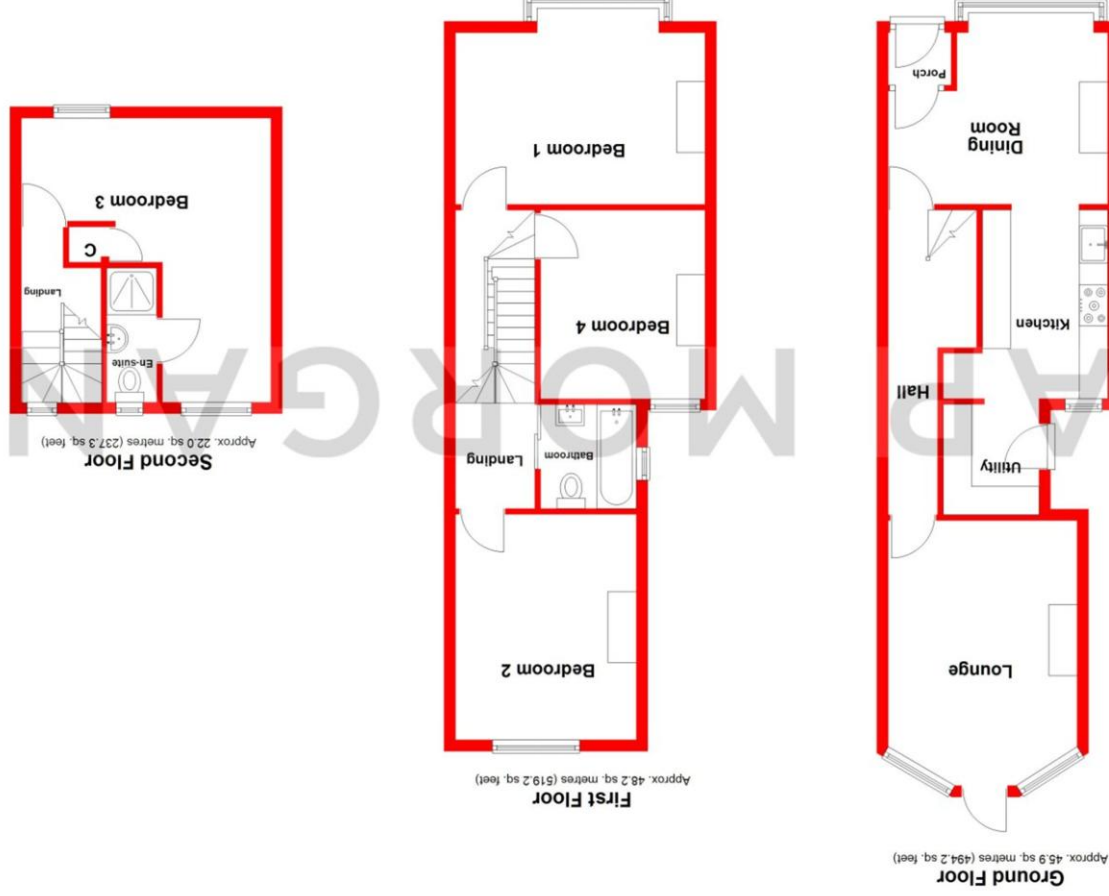
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Plan produced using FinalUp.

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