



AP MORGAN

Tanyard Lane, Alvechurch, Birmingham
Asking Price £265,000

Features:

- Offered with no onward chain
- Sought-after central Alvechurch village location
- Characterful period cottage with original features
- Feature log burner with exposed brick chimney breast
- Excellent scope to extend to side and rear (subject to planning)
- Wraparound garden with paved patio and lawn
- Two bedrooms with exposed timber floorboards
- Catchment for OFSTED Outstanding rated schools
- Free village car park opposite

Description:

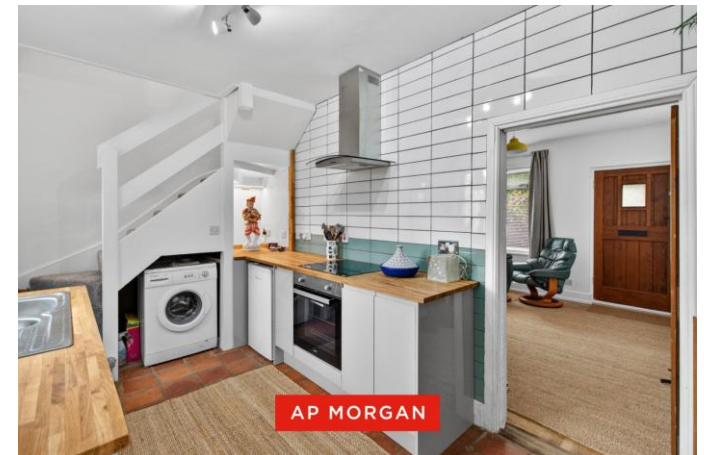
Are you searching for a charming period cottage at the very heart of one of Worcestershire's most sought-after villages? Look no further.

Tucked away in the centre of the idyllic village of Alvechurch, this characterful two-bedroom semi-detached cottage is full of personality and potential. Available with no onward chain, it offers an exciting opportunity for a buyer looking to put their own stamp on a genuinely special home in a genuinely special place.

The home itself has been thoughtfully maintained and exudes all the warmth you'd hope for from a period property. Step inside and the welcoming lounge immediately sets the tone, where a feature log burner sits within an exposed brick chimney breast, complemented by dual aspect windows that draw the light in from the front and side. It's the kind of room you can picture yourself in on a winter evening. The kitchen is clean and contemporary, with sleek fitted units, solid wood countertops and a classic quarry tile floor that nods to the cottage's heritage without feeling dated. A hallway leads through to a modern ground floor bathroom, complete with shower over bath, with a side door opening out to the wraparound garden beyond.

Upstairs, two well-proportioned bedrooms both enjoy attractive exposed timber floorboards, while the principal bedroom benefits from dual aspect windows and fitted wardrobes.

Outside, the wraparound garden offers a lovely blend of paved patio, lawn and planted borders ideal for entertaining. A timber shed provides useful storage and a side access gate connects back to the front of the property. Importantly for those with vision, the neighbouring property has already set a strong precedent by completing a wraparound extension of their own, meaning there is genuine scope to significantly extend this home to the side and rear



(subject to planning), while still retaining excellent outside space. It's a rare combination of charm today and potential for tomorrow.

On parking, the village car park directly opposite is free to use and well-placed for day-to-day life.

Our agents say:

"What really makes this property stand out is the address. Alvechurch is one of those villages that has everything, with OFSTED Outstanding schools including nursery, primary and middle, a thriving cricket club, a sports and recreation ground, independent shops, medical and dental practices, and a fantastic selection of pubs and restaurants. The Weighbridge by the marina is a favourite, and the canal itself is a wonderful asset for weekend walks and family days out. Despite feeling wonderfully rural, with the Worcestershire countryside on your doorstep and the Worcester and Birmingham Canal just a stroll away, you are incredibly well connected. The train station gives you direct links into Redditch, Birmingham city centre and the University of Birmingham, and the M42 is close by for wider travel. For a first-time buyer, a young family, or anyone looking to downsize without compromising on quality of life, this cottage ticks every box."

Details:

Lounge 3.67 x 4.27

Kitchen 2.44 x 4.27

Bathroom 2.34 x 1.66

First Floor Landing

Bedroom One 3.65 x 4.28

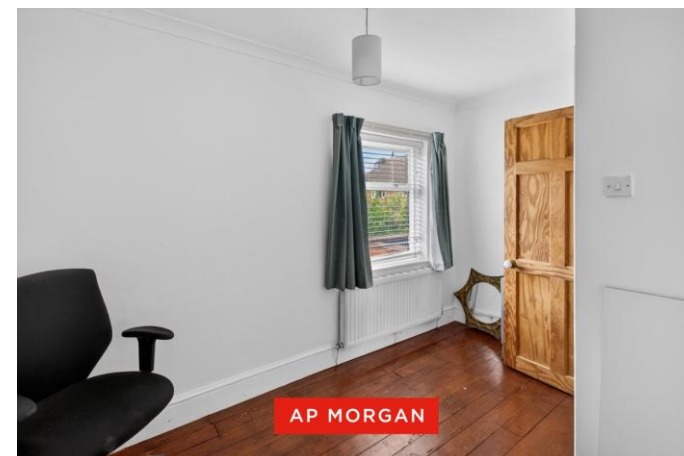
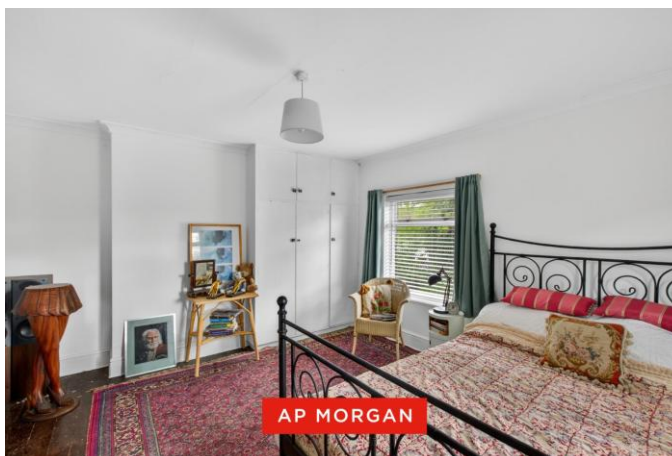
Bedroom Two 2.44 x 3.28 Max

EPC Rating: D

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 910 300.



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 01527 910 300, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold 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.

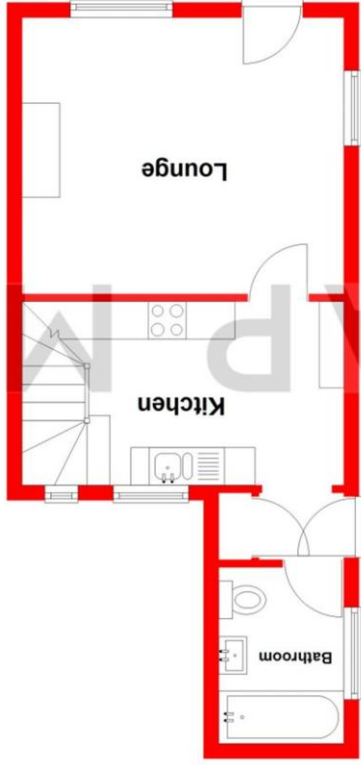
Need a solicitor?

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.

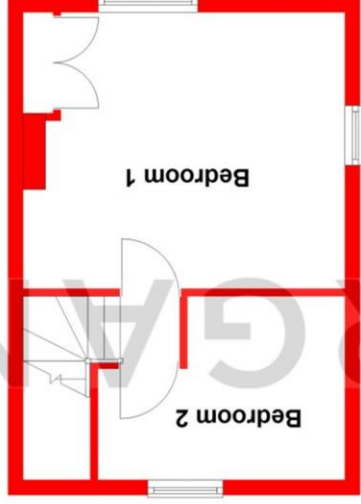
Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a 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 £99 + 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.

Ground Floor
Approx. 346.7 sq. feet



First Floor
Approx. 284.9 sq. feet



Total area: approx. 631.6 sq. feet

Whilst every attempt 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 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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