



AP MORGAN

**Seafeld Lane, Alvechurch, Birmingham**  
Offers in excess of £975,000

### Features:

- Detached four-bedroom family home on a generous rural plot near Alvechurch
- Master bedroom with en-suite and dressing room with fitted wardrobes
- Three further bedrooms plus family bathroom and downstairs WC
- Flexible living space: lounge, garden room, snug and office
- Stunning rear garden with far-reaching, peaceful field views of the 3.99 acres
- Wraparound driveway with space for multiple vehicles
- Double garage with scope to extend, subject to planning
- Quiet country lane setting with easy access to major roads and motorways

### Description:

Private, peaceful and barely another neighbour in sight. Rose Cottage Farm is the kind of home people spend years searching for.

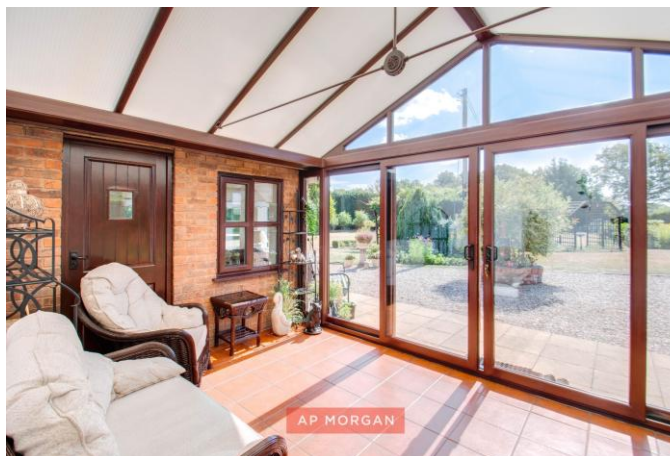
Tucked away on a quiet country lane in Alvechurch, this detached four-bedroom family home sits on a generous plot of 3.99 acres, with rolling field views from almost every window. It's rural without being remote, with quick access to major roads and motorways, and a genuinely sociable village just minutes away. Inside, you'll find flexible living space that flows from room to room, a stunning rear garden, and a driveway and double garage with room above to extend.

We asked them what made them buy it...

"We stepped onto the drive, looked out over the fields and the rolling countryside, and just knew. It was completely different to everything else we'd viewed. We'd found a quiet country lane, a rural setting, and the space to build a long-term family life with room for family, friends, pets and wildlife. It's peaceful and private, but never isolated. We can be on the motorway in minutes, and Alvechurch village, with its shops, pubs and real sense of community, is only a short drive away."

What about the house itself?

"The lounge, garden room and conservatory all catch the views beautifully, whatever the time of year. There's a wraparound flow from the lounge into the garden room, through to the kitchen and hall, which has been perfect for Christmas and big family get-togethers. The snug has become our own quiet space for cosy nights in. Most of the work on the house was done between 1993 and 1998, with the conservatory added in 2010. The garden and field have always been at the heart of our lives. Early mornings with a cup of tea, watching the birds from the conservatory, or the grandchildren playing rounders and football out on the field. We've had deer, owls, hawks and even the odd fox wander through. It's been a wonderful place to raise a family."



Our agents say...

Honestly, it's the views that stop you in your tracks first. But spend five minutes here and you'll see there's so much more to fall for. This is a home built for flexibility, whether that's multi-generational living, working from home, or simply having the space to spread out. The master suite is a real retreat, with its own dressing room and en-suite, while the ground floor offers something increasingly rare: proper separate spaces to relax, work and unwind, all knitted together by lovely character touches like the original fireplaces. Outside, the garden and field give you room to breathe, and with the drive and double garage you'll never think twice about parking. It's tucked away, but never cut off. If you've been waiting for a home that feels genuinely different, this is it. Get in touch with the AP Morgan team to arrange a viewing.

**Details:**

**Entrance Hall**

**Lounge** 25'2" x 16'8" (7.67m x 5.08m)

**Dining Room** 10'4" x 11'7" (3.15m x 3.53m)

**Kitchen** 15'3" x 12'1" (4.65m x 3.68m)

**Conservatory** 8'11" x 12'1" (2.72m x 3.68m)

**Snug** 12'2" x 12'1" (3.7m x 3.68m)

**Study** 7'6" x 7' (2.29m x 2.13m)

**WC**

**Landing**

**Bedroom One** 12' x 13'1" (3.66m x 4m)

**En-suite** 8'9" x 8'4" (2.67m x 2.54m)

**Bedroom Two** 12'3" x 11'9" (3.73m x 3.58m)

**Bedroom Three** 9'5" x 11'9" (2.87m x 3.58m)

**Bedroom Four** 8'10" x 7'3" (2.7m x 2.2m)

**Bathroom** 6'2" x 8'8" (1.88m x 2.64m)

**Double Garage** 22'8" x 22'10" (6.9m x 6.96m)

**EPC Rating:** E

**Council Tax Band:** E (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 Wisser 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 406 956, or visit their website for more information: [www.wissermortgageadvice.co.uk](http://www.wissermortgageadvice.co.uk)

### Property to sell?

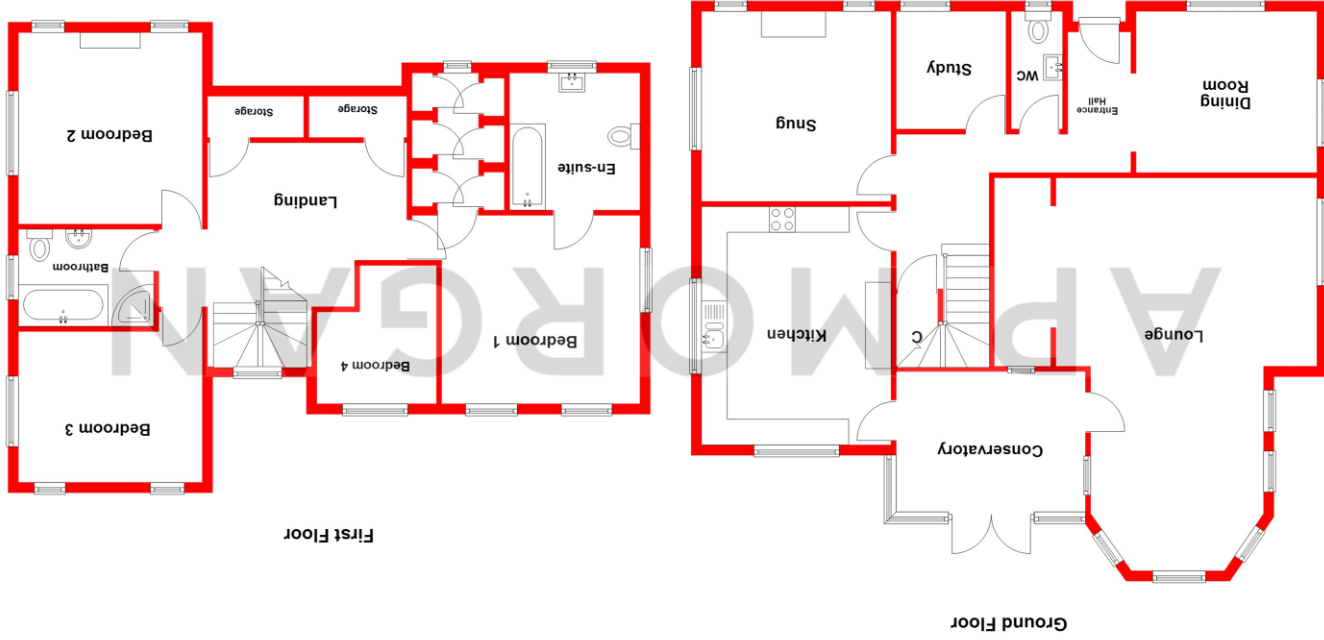
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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Plan produced using Planlup.

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