



Chapel Lane, Birmingham
Offers in Excess of £650,000

Features:

- Four bedroom detached home
- Village location in Lower Rowney Green
- Through lounge, dining room
- Kitchen & Utility
- Two ground floor W.C.s
- Ensuite and house bathroom
- Surrounding gardens next to woods
- Gated parking, potential for garage

Description:

*** CHAIN FREE *** A great opportunity to acquire a four bedroom detached home on the fringes of Lower Rowney Green. The property was self built in 1998 and sits on a generous plot of land adjacent to Bishops Wood, best known for its Blue Bell walks.

The property description is as follows: Double gates front the property, which leads to vast gardens surrounding the house. An initial storm porch shelters the entrance with door to a rather generous reception hallway, which has ample room for sitting or study furniture and access to the first ground floor w.c. The through lounge is triple aspect and features a prominent log burning stove to an inglenook fireplace, double doors open to reveal the rear garden and curved steps rise to the dining room. The fitted kitchen offers an inset sink, range style oven, integrated freezer, plumbing for a dishwasher, space for an upright fridge, terracotta tiles to floor, door to hall and further door to the side lobby. Separate utility/boot room with ceramic sink, plumbing for a washing machine and a copper pipe ladder to wall reaching up to a loft hatch into the roof space.

The stairs rise to a galleried landing, with window to front and double doors to an airing cupboard. Doors radiate to a master bedroom, also dual aspect, with access to a modern en-suite shower room. The further three bedrooms are all doubles and the refitted house bathroom has an alcove to possibly insert a shower and currently houses a bath, sink and w.c. Outside the vast lawn is bordered with colourful shrubs and small trees, there are several seating areas and a hard standing base set into low foundations for a double garage/studio. A wrought iron gate is set into the hedge to the right of the property which leads directly onto a public footpath on the edge of the woods, the path also heads towards the main village. Other items of note: The house is connected to the mains gas and water, has double glazing and central heating to radiators. The main loft has a ladder to a larger than average space with high rafters, lintels are visible to the gables which could make insertion of windows easier if a conversion is planned (subject to building regulation approval). Rowney Green Village is located just outside of Alvechurch and is generally popular with professionals looking for a semi rural way of life. Lots of livery and outdoor activities take place generally, as well as gathering space within the modern community hall which houses a small bar. local shops and a small supermarket are placed in Alvechurch, where there are pubs, schooling and a canal basin. Access to the M42 motorway is approximately 2 miles away easy commuting to surrounding areas.



Details:

Storm Porch

Reception Hallway

Through Lounge

23' 3" x 11' 10" max w (7.08m x 3.60m)

Dining Room

13' 3" x 10' 0" (4.04m x 3.05m)

Fitted Kitchen

13' 3" x 10' 11" (4.04m x 3.32m)

Utility/Boot Room

15' 1" x 7' 9" both max (4.59m x 2.36m)

Ground floor w.c. off main hallway

Rear lobby leading to further ground floor w.c.

Stairs rise and turn to galleried landing

Master Bedroom

13' 5" x 11' 10" (4.09m x 3.60m)

Ensuite Shower Room

11' 0" x 4' 9" (3.35m x 1.45m)

EPC Rating: D

Council Tax Band: F (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406956.



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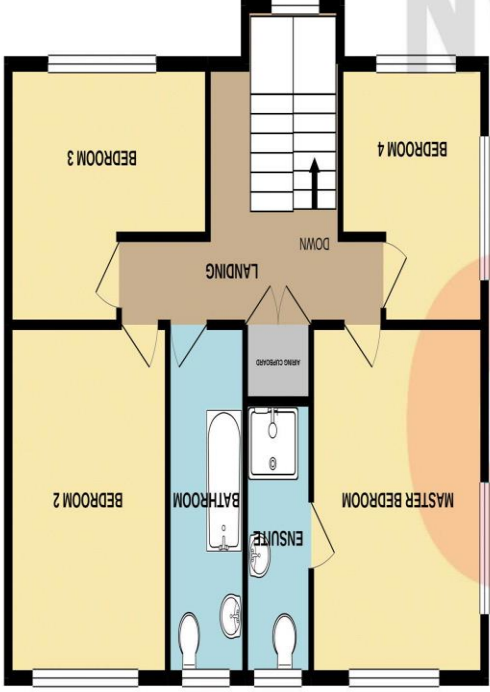
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GROUND FLOOR
979 sq.ft (90.9 sq.m.) approx.



1ST FLOOR
781 sq.ft (72.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1760 sq.ft (163.5 sq.m.) approx.

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.

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