



27 George Road, Alvechurch, B48 7PB | £325,000
Four Bedroom Semi-Detached Dormer Bungalow

Summary:

An attractive four bedroom dormer bungalow enjoying flexible accommodation including social living space, a beautiful loft conversion and sizeable garden. Located upon a popular road within Alvechurch, the property lies close to village amenities, schooling and is just 0.2 miles from the train station.

Description:

The accommodation comprises: Entrance hall, open aspect social lounge/dining room with gas feature fire, conservatory with underfloor heating and a delightful dual aspect kitchen with a fitted Hotpoint extractor fan and access onto the garden. The kitchen also provides sufficient space to fit a cooker, washing machine, dishwasher and fridge/freezer.

There are three flexible rooms located on the ground floor (currently utilised as two bedrooms and an office) as well as a bathroom and linen cupboard.

The current owners installed a superb loft conversion in 2016 which features a landing area, beautiful double bedroom with large velux windows and useful eaves storage as well as an elegant bathroom.



Outside:

Externally, the property features an excellent sized rear garden with patio area and bicycle shed, steps descending to a lawn, planted borders, shed, paved alfresco dining area, vegetable patch, fruit bushes and an apple tree. The front features a small garden area and block paved driveway for parking. The area between 27 & 29 George Road is a shared pedestrian access for the two properties.

Location:

The residence is situated approximately 0.5 miles from the centre of Alvechurch and conveniently located for Crown Meadow First School, Alvechurch C of E Middle School as well as shopping and eating facilities within the village centre, easy motorway access, main bus route, walks along the local Worcester and Birmingham canal and railway station (0.2 miles away). Also, nearby are the facilities offered by both Barnt Green village (1.6 miles), Bromsgrove (5.4 miles), Redditch (4.4 miles) and Birmingham (11.8 miles).

EPC: D**Council Tax Band:** C**Tenure:** Freehold

For more information on 27 George Road or to arrange a viewing, please call the Barnt Green Office on 0121 447 8300



Room Dimensions:

Lounge/Diner:

20' 1" (max) x 13' 10" (max) (6.14m x 4.24m)

Kitchen:

9' 7" x 9' 6" (2.93m x 2.90m)

Conservatory:

10' 7" x 9' 4" (3.25m x 2.87m)

Bedroom Two:

11' 10" x 10' 4" (3.61m x 3.15m)

Bedroom Three:

7' 10" (max) x 9' 11" (2.40m x 3.04m)

Bedroom Four:

7' 11" x 6' 3" (2.42m x 1.93m)

Bathroom:

7' 9" x 5' 6" (2.37m x 1.68m)

Stairs To First Floor Landing

Bedroom One:

17' 1" x 12' 10" (5.22m x 3.93m)

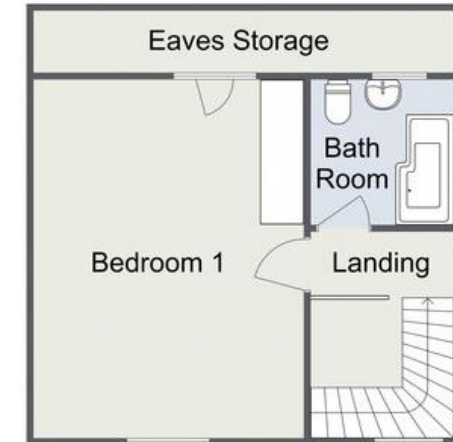
Bathroom:

6' 11" x 6' 9" (2.11m x 2.08m)

Ground Floor

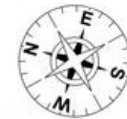


First Floor



Total Approximate Area (Excluding Eaves Storage): 108.1 sq. m (1,163.57 sq. ft)

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.



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