

A MOST ATTRACTIVE CORNER MEWS RESIDENCE ON THIS SUPERB VILLAGE COURTYARD DEVELOPMENT WITHIN YARDS OF ALVECHURCH CENTRE YET RETAINING A COUNTRYSIDE FEEL



**‘Tread Wheel’
3 MILL COURT
ALVECHURCH
WORCS B48 7JY**

- Delightful courtyard development
- Central heating and double glazing
- Superb lounge, fitted kitchen, dining room and laundry
- Master bedroom with en suite shower room
- 3 further bedrooms with house bathroom
- Garage and secluded garden

Offers around £440,000 FREEHOLD

The spacious well proportioned accommodation arranged over two floors has central heating and double glazing and enjoys a lovely position on this courtyard development just a few yards from the Village centre and open countryside. Alvechurch has easy access to Redditch, Birmingham and the midlands motorway network via the 'Hopwood' junction on the M42. The house has been designed with a country feel and offers well arranged and spacious accommodation.

Mill Court is small private road just off Radford Road with access to a central courtyard.

The accommodation comprises:

GROUND FLOOR

RECEPTION HALL Entered by a wooden security front door, doors to all rooms off, stairs to the first floor with traditional balustrade, radiator, storage cupboard under the stairs, wood block flooring:-



FITTED CLOAKROOM with low level WC, corner pedestal washbasin wood block flooring and radiator.

ATTRACTIVE THROUGH LOUNGE 20' 1" x 11' 4" a delightful living room with two radiators, oak fire surround and electric fire, double glazed window to the front overlooking the courtyard area and double glazed double French doors opening to the rear garden.



DINING ROOM 8' 3" x 11' 9" with radiator, wood block flooring, double glazed window to the front and wide opening through to the kitchen.



SPACIOUS FITTED KITCHEN 11' 2" x 10' 2" fitted with a range of kitchen units with dark worktops and natural wood finish units, inset stainless steel sink, inset 4 ring gas hob, cooker hood over, 'Neff' built in double oven, space and plumbing for dishwasher, double radiator, double glazed window, wood block flooring, recessed spotlighting, door to the hall and door to the utility room.



UTILITY ROOM 5' 7" x 6' 5" fitted worktop with inset sink, wall cupboards, 2 appliance spaces, one wall cupboard housing a 'Ideal' gas central heating boiler. Door to the garden.

FIRST FLOOR

STAIRS TO LANDING a semi gallery style landing with traditional balustrade, cupboard housing the hot water tank, all bedrooms leading off, window to the front and radiator.



MAIN BEDROOM 1 11' 6" 11' 11" (plus door recess) principal bedroom with radiator, fitted two double door wardrobes, double glazed window to the rear and door to en suite:-

EN SUITE SHOWER ROOM with a tiled floor, corner shower enclosure and thermostatic mixer shower, wash basin vanity unit, WC, extractor fan, ladder style chrome heater, recessed spotlighting and window with obscure glass.



BEDROOM TWO 10' 3" x 11' 9" with radiator and double glazed window.



BEDROOM THREE 9' 5" x 7' 9" with radiator and double glazed window overlooking the garden.

BEDROOM 4 7' 11" x 8' 2" with radiator and double glazed window.

BATHROOM/ W.C. Having a white suite of panel bath with folding shower screen, thermostatic mixer shower, wash basin and WC, ladder style chrome radiator, extractor fan and window with obscure glass .

OUTSIDE

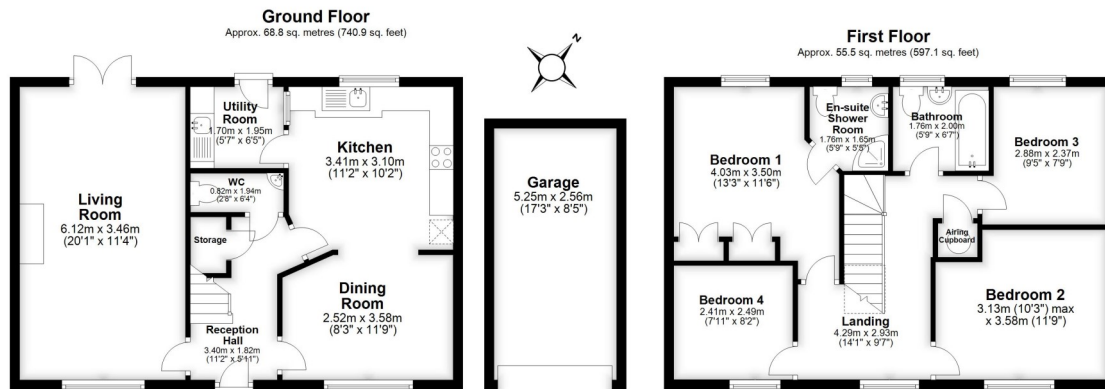
GARAGE 17' 3" x 8' 5" with wooden up and over door to the driveway. (The centre one of 3 garages)

SECLUDED REAR GARDEN with paved patio area, fencing to the boundaries affording considerable privacy with a backdrop of trees. There is a rear pedestrian access.



GENERAL INFORMATION

TENURE	We are informed the property is Freehold
VIEWING	By prior appointment with Oakton Estates on 0121 459 9641
EPC Rating	C73
Council Tax	Band 'E' (Bromsgrove)
Service Charge	We are informed that the last 6 monthly payment up to the end of January 2025 was £283.74



Total area: approx. 124.3 sq. metres (1338.0 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part of any contract.
Plan produced using PlanUp.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PLANNING/ BUILDING REGULATION APPROVALS

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.