



LAVENDER COTTAGE ALCESTER ROAD, PORTWAY, B48 7HT

OFFERS AROUND £425,000

- **CHARACTER COTTAGE**
- **HALLWAY**
- **KITCHEN**
- **THREE DOUBLE BEDROOMS**
- **FRONT DRIVEWAY & GARDENS**
- **PORCH**
- **LOUNGE & DINING ROOM**
- **CONSERVATORY**
- **REFITTED BATHROOM**
- **REAR COTTAGE GARDEN WITH GARAGE & GATED DRIVEWAY**

Situated in this delightful semi rural location in Portway, this well presented end terrace cottage offers a wealth of charm and character. Believed to be originally constructed as a farm workers cottage, the property has also been a village store as well as currently a residential home. Situated between the old Alcester Road and Penn Lane to the rear the property benefits from road access to both sides.

The nearby village of Wythall has its own railway station offering commuter services between Birmingham and Stratford Upon Avon, and local bus services provide access to the City of Birmingham.

The property is situated close to the A435, Alcester Road giving easy access to Redditch, Birmingham and Solihull Town Centres. Junction 3 of the M42 is nearby linking the hub of the midlands motorway networks.

Portway is located within close proximity to the villages of Tanworth-in-Arden and Alvechurch, both having popular public houses and countryside walks.

Lavender Cottage presents an excellent opportunity for any purchaser looking to live in a rural location, but with the convenience of ample local facilities and road networks.

Sitting back from the road behind a tarmac block edged driveway flanked by a lawned foregarden with flower borders. A composite front door opens into the

PORCH

Having UPVC double glazed window to the front and UPVC glazed door into the

WELCOMING HALLWAY



Having UPVC double glazed window to the front, ceiling light point, central heating radiator, beamed ceiling, staircase rising to the first floor accommodation with storage cupboard under and doors to the kitchen, dining room and

LOUNGE

14'4 into fireplace x 12'5 (4.37m into fireplace x 3.78m)



Having UPVC double glazed window to the front and light release window to the rear lobby, two central heating radiators, two ceiling light points, three wall light points, beamed ceiling and recessed fireplace with mantle beam and inset burner fire

DINING ROOM

21'8 x 7'0 max (6.60m x 2.13m max)

Having UPVC double glazed window to the front and window to the rear, central heating radiator, two ceiling light points and door into the

KITCHEN

11'6 x 8'0 (3.51m x 2.44m)



Being fitted with a range of farmhouse style wall and base mounted storage units with roll edge work surfaces over incorporating ceramic sink and drainer with mixer tap, integrated electric double oven, halogen hob with extractor canopy over, integrated fridge, UPVC double glazed window to the rear and stable style door opening into the

INNER LOBBY

Having door opening to the conservatory, ceiling light point, central heating radiator and door opening to the

GROUND FLOOR SHOWER ROOM

Having corner shower cubicle, wash hand basin, low level WC, ceramic wall tiles, recessed ceiling spotlights,

extractor fan and lobby area with space and plumbing for an automatic washing machine

CONSERVATORY

16'1 x 8'11 max (4.90m x 2.72m max)



Having UPVC double glazed windows and double doors to the rear garden and door to the garage

LANDING

On the first floor, LANDING with light point and gate style doors radiating off to THREE DOUBLE BEDROOMS and REFITTED FAMILY BATHROOM

BEDROOM 1

12'4 x 12'2 (3.76m x 3.71m)

Having UPVC double glazed window overlooking the front garden, central heating radiator, ceiling light point and built in storage wardrobes

BEDROOM 2

11'5 x 8'7 (3.48m x 2.62m)



Having UPVC double glazed window overlooking the rear garden, central heating radiator, ceiling light point and airing cupboard

BEDROOM 3

11'10 x 9'6 (3.61m x 2.90m)

Having UPVC double glazed window overlooking the front garden and additional UPVC double glazed window to the side, central heating radiator, ceiling light point and built in over bulkhead wardrobe

REFITTED FAMILY BATHROOM



Having UPVC double glazed window to the rear, recessed ceiling spotlights, central heating radiator, pedestal wash hand basin, low level WC and claw foot freestanding bath with mood lighting

GARAGE

22'6 x 9'0 max (6.86m x 2.74m max)

Having light and power and double doors to the rear driveway

COTTAGE GARDEN



Having paved and gravel areas with mature flower borders, fencing and wall to boundaries opening into the rear tarmac driveway with double gated rear access

Floor Plan

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



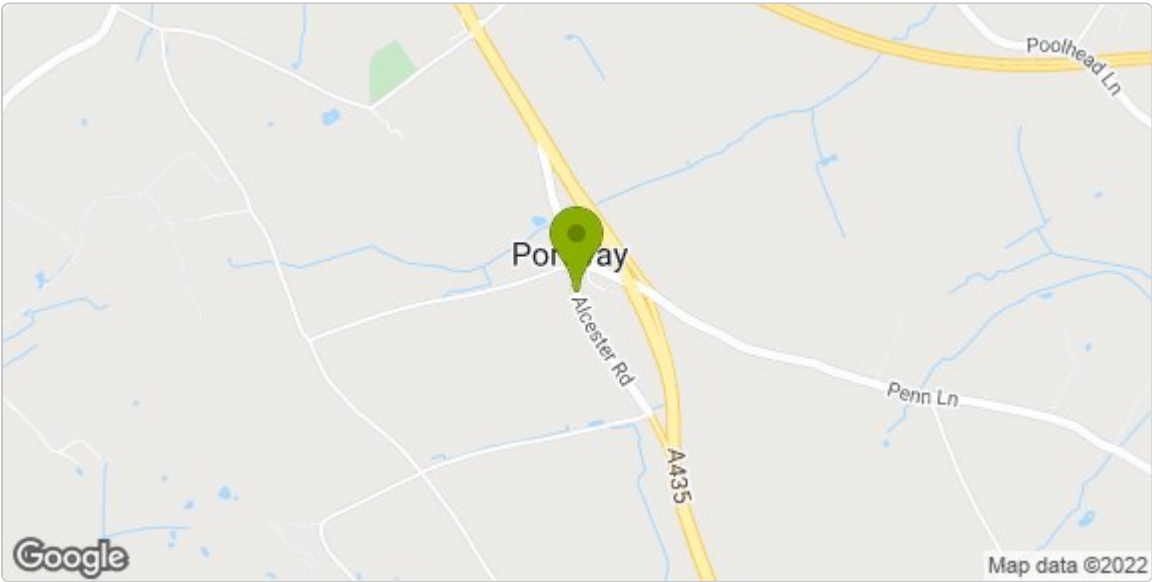
TENURE We are advised that the property is Freehold.

PLANNING PERMISSION AND BUILDING REGULATIONS Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

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 the 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 the photographs are NOT included unless specifically mentioned within these 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.

THE CONSUMER PROTECTION REGULATIONS The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

PROPERTY TO SELL? If in order to purchase this property you wish to sell your existing home, please do not hesitate to contact Pat Gilbert on 01564 826555 who would be pleased to discuss its current market value, our fees and services with you.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		49
(21-38) F	22	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC