

**Attractive traditional terraced cottage situated in the village of Alvechurch
£215,000**



14 Swan Street , Alvechurch, Birmingham, B48 7RP

- Freehold with vacant possession.
- Attractive traditional terraced cottage.
- Two reception rooms, kitchen and inner lobby with cloaks store area.
- Two bedrooms and bathroom at first floor.
- Small outside area to the side of the property.

Freehold offers at £215,000 exclusive of VAT where chargeable.

Particulars Updated 24-Oct-2024

Lichfield Business Village,
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Matthew Phillips Surveyors

Licensed | Leisure | Commercial Property



LOCATION

Alvechurch is a large village in the Bromsgrove district of north-east Worcestershire. The village is located in very pleasant rural surroundings approximately 11 miles south of Birmingham, 5 miles north of Redditch and 6 miles east of Bromsgrove. The property is located on the main road in the village centre close to the local facilities and adjoining the Swan Inn.

DESCRIPTION

The property comprises an attractive mid-terrace period cottage that stands above the level of Swan Street with a raised pedestrian walkway to the front and is in the Alvechurch Conservation Area. Constructed of two storey brick under a pitched tile roof there is a more modern single flat roof rear extension. Standing on a virtually fully developed site there is a small outside area to the side with a raised escape walkway above.

ACCOMMODATION

Ground Floor:

Reception Room 1 (3.75 m x 5 m), Reception Room 2 (2.25 m x 4 m), inner Lobby with Cloaks/Store area and Kitchen (4 m x 3.75 m).

First Floor:

Bedroom 1 (max 3.5 m x max 5 m), Bedroom 2 (2.25 m x 4 m) and Bathroom with wc (2.25 m x 2 m).

Interested parties should note that the measurements provided are for guidance only and are subject to detailed survey.



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GENERAL INFORMATION

Tenure

Freehold with vacant possession to be provided on completion. The property currently forms part of the freehold title to the Swan Inn and arrangements will be made to separate the title as part of the sale process.

[Business

~][Property Business][~

] [Development Potential

~][Property Development Potential][~

] Services

Mains electricity, water and drainage are available although there are no supplies at present. Heating has previously been provided by wall mounted electric heaters. There are open fires in the reception rooms. Interested parties should note that there has been no testing of any of the service installations.

Town & Country Planning

The Cottage is within the area controlled by Bromsgrove Council. The property is not listed and lies within the Alvechurch Conservation Area.

Fixtures & Fittings

The Vendors are not including any items of furniture, fixtures or fittings, and any that are left post completion are not warranted for their suitability, safety, or ownership. The Vendors will not be required to remove any items remaining on site after completion. An inventory will not be provided.

[Stock in Trade

~][Property Stock in Trade][~

] Rating Assessment

Council Tax Band A. Interested parties should make their own enquiries to confirm the position.

[EPC

~][Property EPC][~

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ASKING PRICE

Freehold offers are invited in excess of £215,000 subject to



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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