



Hertford Road, Alcester, B49 6AS

Guide price £270,000





**\*\* Three Bedroom Semi-Detached \*\* Generous Driveway and Rear Garden \*\*** A spacious three-bedroom home offering generous and versatile living space across two floors. The ground floor features a spacious lounge/dining room with views over the rear garden, a practical kitchen with external access, and a useful additional store room. Upstairs are three well-proportioned bedrooms, a bathroom, and a separate WC. The property also benefits from ample driveway parking and a generous rear garden.



To the front of the property, a driveway provides ample off-road parking, with the added benefit of gated side access leading to the rear garden.

The property opens into a welcoming entrance hall, leading through to a bright and spacious lounge/dining room that spans the width of the house. Two large windows overlook the rear garden, allowing plenty of natural light to flood the space and creating an ideal setting for both relaxing and entertaining.

The kitchen sits to the front of the property and offers a practical layout with good worktop space, room for appliances, and convenient external door access.

A particularly useful feature on the ground floor is the additional store room.

Upstairs, the property offers three well-proportioned bedrooms, along with a bathroom and a separate WC – a convenient arrangement for families or guests.

The rear garden is generous in size, mainly laid to lawn, and fully enclosed by fencing with established greenery, offering a private and attractive outdoor space to enjoy.

This property combines practical living space with excellent potential and a layout that works well for both growing families and downsizers alike.

For families with school-age children, this home falls within the catchment areas for Alcester Academy, Saint Benedict’s Catholic High School, Alcester Grammar School, and St Nicholas C of E Primary School. The area also offers plenty of beautiful walking spots, perfect for enjoying the surrounding countryside.

ALCESTER is a charming and historic market town in Warwickshire, known for its picturesque streets, and vibrant community atmosphere, with a range of independent shops, cafés, traditional pubs, and local amenities. Surrounded by beautiful countryside, Alcester offers plenty of opportunities for outdoor pursuits, from riverside walks to exploring the Ragley Hall Estate. Despite its peaceful setting, the town enjoys excellent transport links, with easy access to

Stratford-upon-Avon, and Birmingham, as well as major road networks including the A46 and M40.

|                   |                                |
|-------------------|--------------------------------|
| Hall              |                                |
| Lounge/Dining Rom | 12'4" x 20'3" (3.78m x 6.18m)  |
| Kitchen           | 7'6" x 15'6" (2.30m x 4.73m)   |
| Store             | 10'9" x 5'4" (3.28m x 1.63m)   |
| Landing           |                                |
| Bedroom 1         | 15'4" x 9'5" (4.68m x 2.89)    |
| Bedroom 2         | 11'2" x 9'5" (3.42m x 2.89m)   |
| Bedroom 3         | 11'2" x 6'5" (3.42m x 1.97m)   |
| Bathroom          | 5'11" x 5'11" (1.82m x 1.821m) |

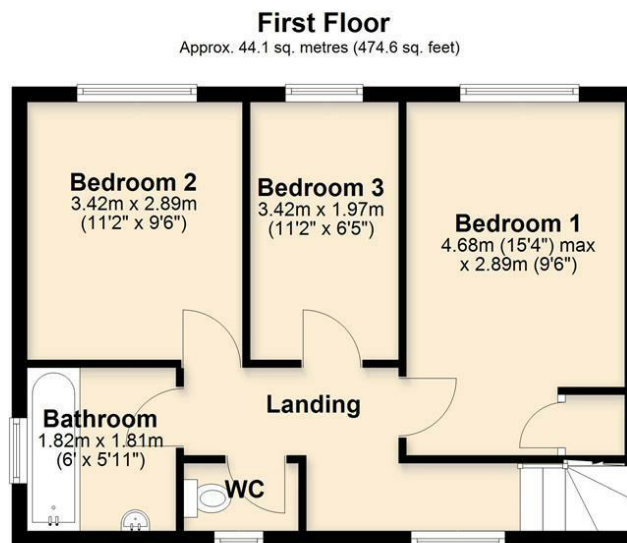
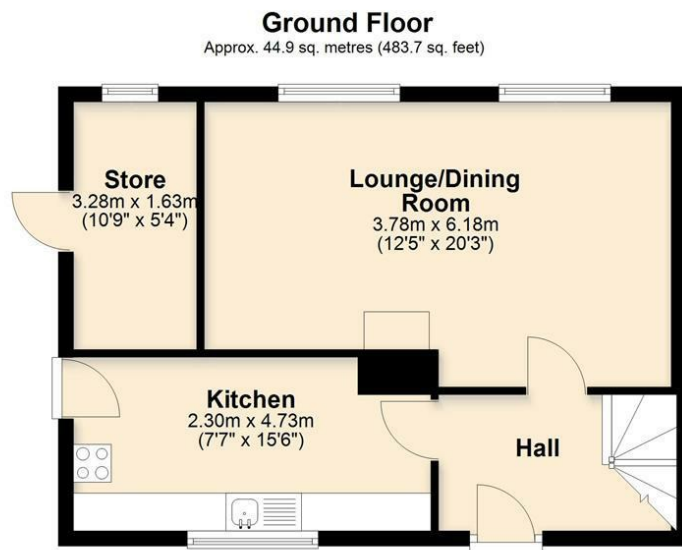




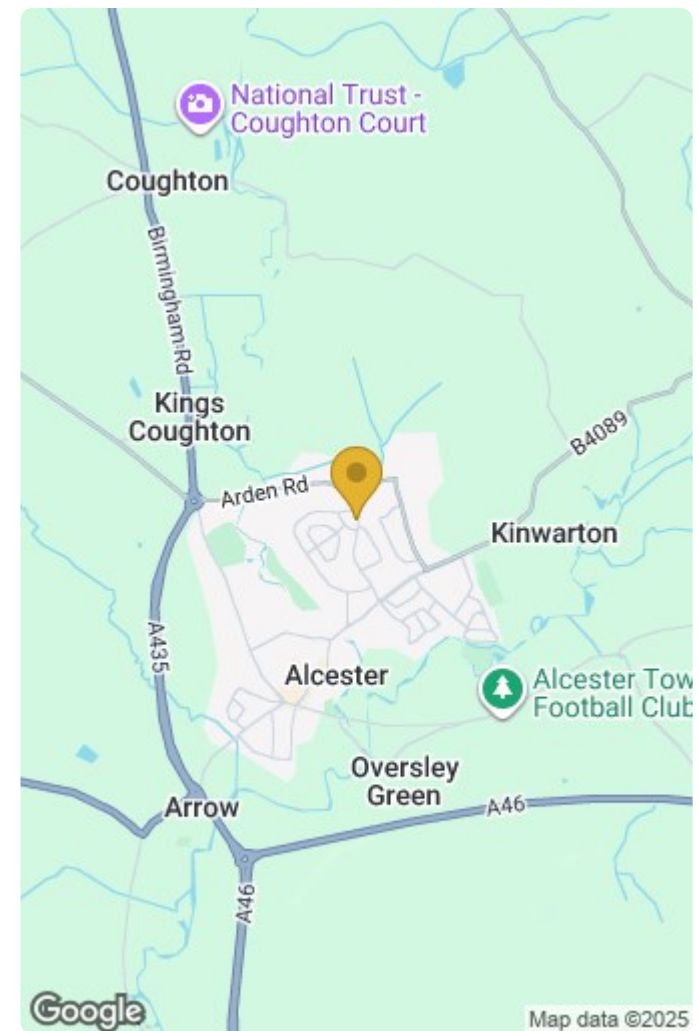








Total area: approx. 89.0 sq. metres (958.3 sq. feet)



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |