



**Alne Bank Road, Alcester, B49 6QU**

**Offers in excess of £300,000**

  
**KING**

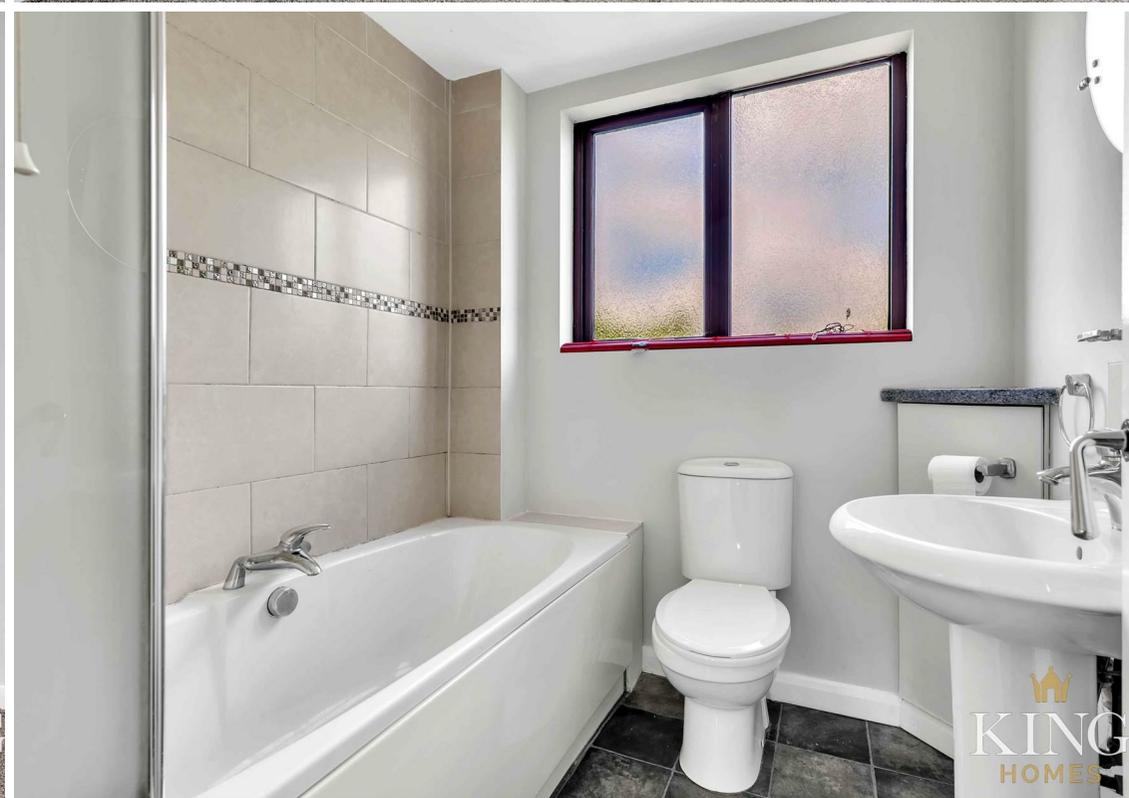
  
**KING**  
HOMES

This semi-detached family home is available for sale without any chain and has undergone an extension to provide additional living space. The property features a driveway with off-street parking for two cars and access to the garage through an up and over door. Upon entering, you will find a porch leading to the entrance hallway with stairs leading to the first floor. The lounge area includes an understairs storage cupboard and opens up to a versatile space that can be used as a playroom or office. The kitchen area boasts a convenient utility area and a cloakroom. Towards the rear of the property, there is an extension that serves as a perfect dining area. Upstairs, there are three bedrooms and a family bathroom. Outside, the low maintenance garden is predominantly laid to lawn and includes a paved patio area, ideal for outdoor dining. The garden also provides access to the garage through a pedestrian door.

Location: Close to popular schools, Alcester has good local amenities and is well-connected by road, being situated near the A46 and A435 roads, providing easy access to nearby towns and cities such as Stratford-upon-Avon, Warwick, and Birmingham. The nearest railway station is in nearby Stratford upon Avon which is approx 8.2 miles away offering connections to Birmingham and London.



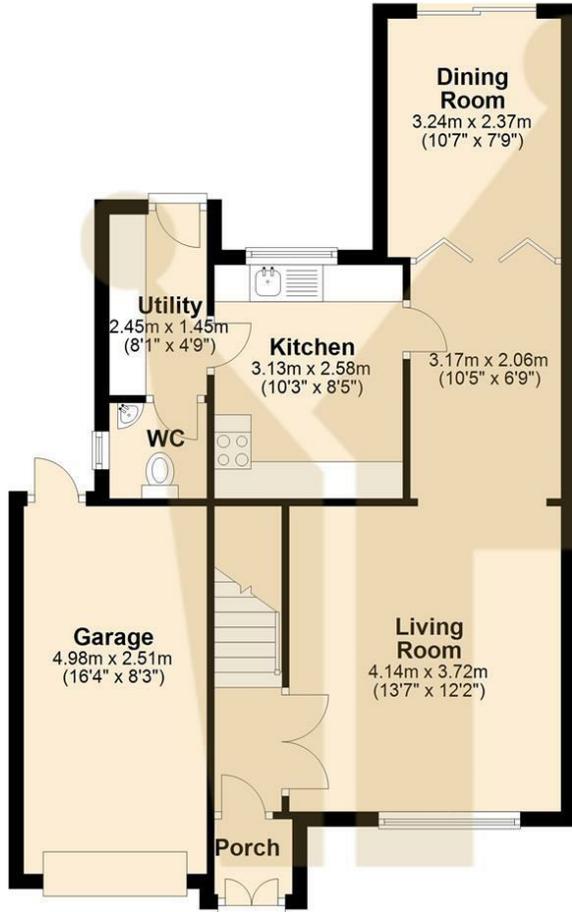
<b>Porch</b>	
<b>Living Room</b>	13'6" x 12'2" (4.14m x 3.72m)
<b>Dining Room</b>	10'7" x 7'9" (3.24m x 2.37m)
<b>Kitchen</b>	10'3" x 8'5" (3.13m x 2.58m)
<b>Utility</b>	8'0" x 4'9" (2.45m x 1.45m)
<b>WC</b>	
<b>Landing</b>	
<b>Bedroom One</b>	13'6" x 8'5" (4.14m x 2.57m)
<b>Bedroom Two</b>	9'3" x 9'1" (2.82m x 2.79m)
<b>Bedroom Three</b>	9'11" x 6'9" (3.04m x 2.06m)
<b>Bathroom</b>	6'0" x 6'0" (1.85m x 1.85m)
<b>Garage</b>	16'4" x 8'2" (4.98m x 2.51m)





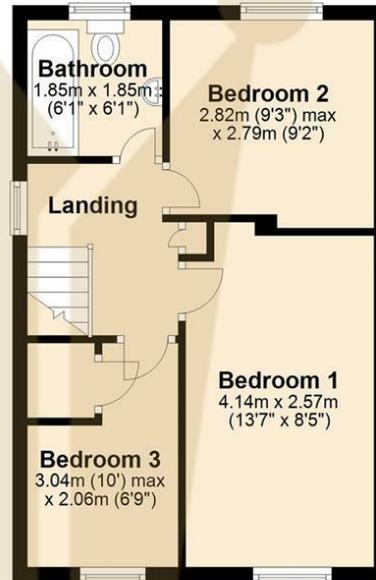
### Ground Floor

Approx. 63.0 sq. metres (677.6 sq. feet)

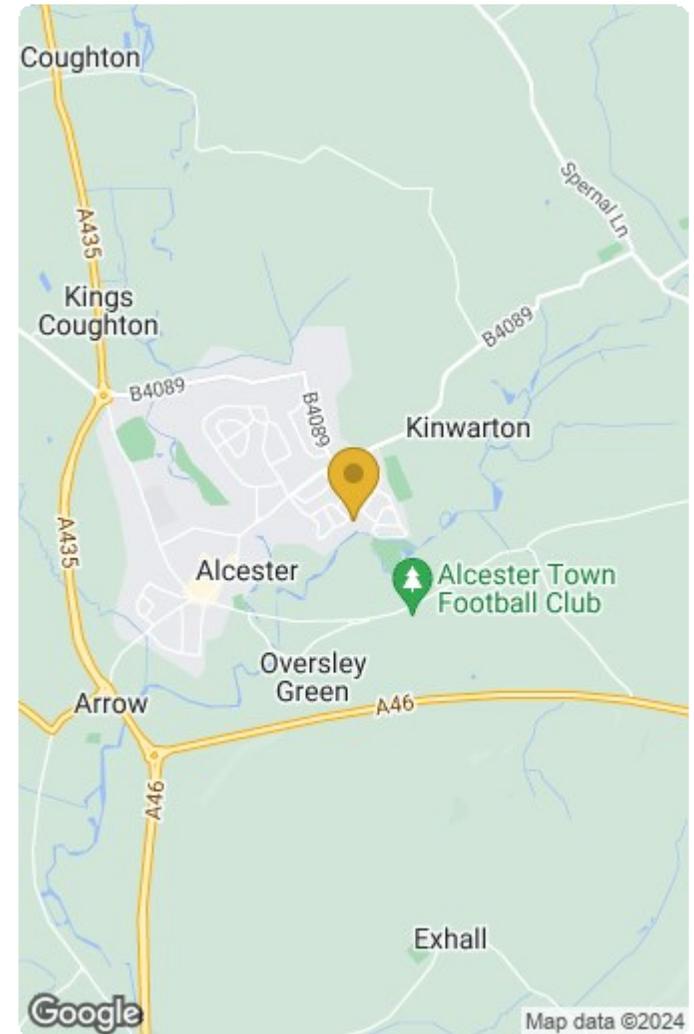


### First Floor

Approx. 35.1 sq. metres (377.9 sq. feet)



Total area: approx. 98.1 sq. metres (1055.5 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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>63</b>

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>86</b>