



Tower Hill, Alcester, B50 4DZ

Guide price £280,000

**KING**
HOMES

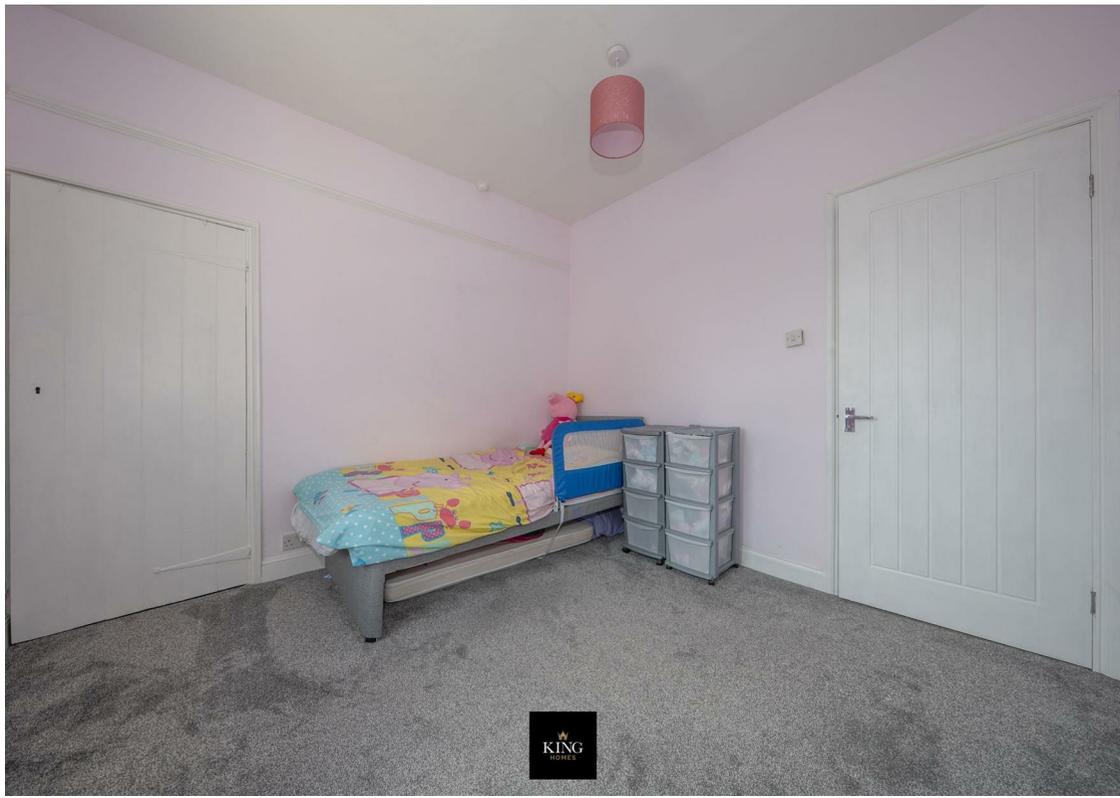
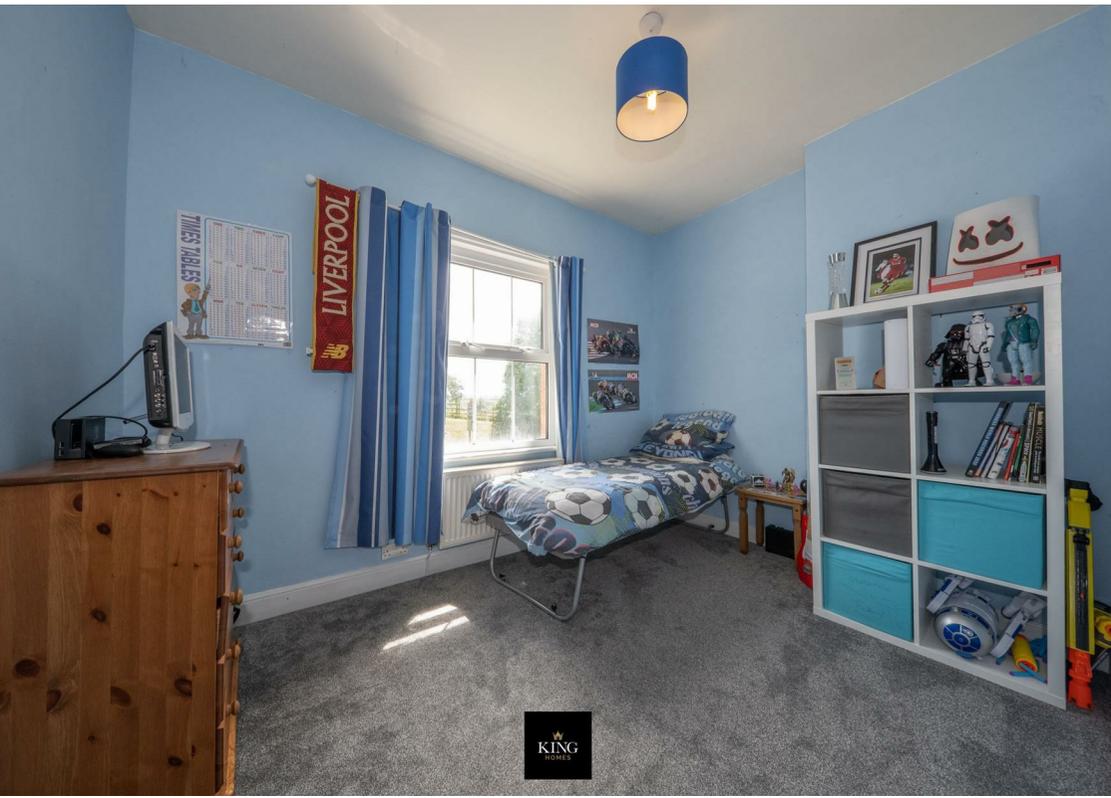
MUST VIEW VIDEO TOUR A superb detached late Victorian period double fronted and extended 3 double bedroom character cottage residence located within easy walking distance of the village centre. The ample driveway allows parking for 4 + vehicles with turning space and a large front garden. This unique and traditional home flows well throughout and has been subject to a large extension which has been majority finished to include a double storey extension with large integral garage on the ground floor plus a master bedroom over on the first floor, plus a further wrap around extension to the rear which still does still need finishing. If knocked through would create an extended lounge and kitchen area. Accommodation in brief includes living room, dining room, fitted kitchen, utility room, cellar, fully fitted cloakroom, potential office/utility, first floor landing, three double bedrooms, family bathroom and easily managed garden. ***Please note the ground floor will require finishing and has the potential to then knock through also***



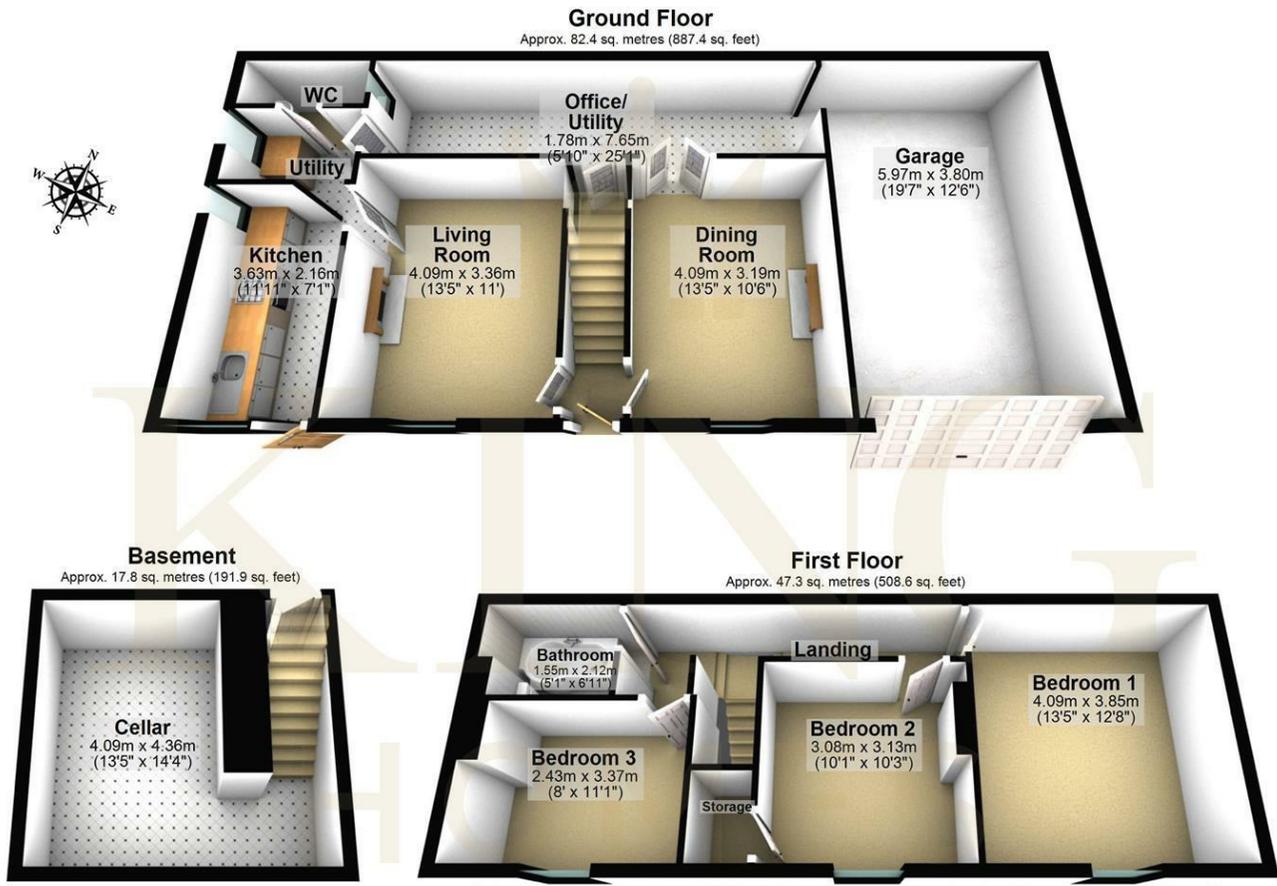
Entrance Hallway**Living Room** 13'5" x 11'0" (4.09m x 3.36m)**Dining Room** 13'5" x 10'5" (4.09m x 3.19m)**Kitchen** 11'10" x 7'1" (3.63m x 2.16m)**Utility****Downstairs W.C****Office/Utility (could be knocked into)**

5'10" x 25'1" (1.78m x 7.65m)

Cellar 14'3" x 13'5" (4.36m x 4.09m)**First Floor Landing****Bedroom One** 13'5" x 12'7" (4.09m x 3.85m)**Bedroom Two** 10'1" x 10'3" (3.08m x 3.13m)**Bedroom Three** 11'0" x 7'11" (3.37m x 2.43m)**Bathroom** 6'11" x 5'1" (2.12m x 1.55m)**Integral Garage** 19'7" x 12'5" (5.97m x 3.80m)







Total area: approx. 147.5 sq. metres (1588.0 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.
Plan produced using PlanUp.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	82
(69-80) C	
(55-68) D	58
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	76
(69-80) C	
(55-68) D	50
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	