



7 Swan Street, Alcester, Warwickshire, B49 5DP

- Town centre location
- Grade II listed character accommodation
- Flexible space
- Ideal home office area
- Sitting room with wood burner
- Dining area
- Kitchen/dining room
- Ground floor bathroom, home office/workroom
- Two staircases, one to two bedrooms, bathroom, the other to two further bedrooms
- Very attractive private, courtyard style gardens



£450,000

#### ACCOMMODATION

A front door leads to the sitting room with flagstone floor, fireplace with wood burner. Dining room with stable door to side, understairs storage cupboard, stairs to first floor landing with access to boarded loft with window and fold down ladder. Double bedroom with exposed floorboards. Bedroom 2 with exposed floorboards. Bathroom with wc, wash basin and bath with shower over and shower screen, tiled splashbacks, downlighters. Kitchen/dining room with Belfast style sink with taps over, cupboards with oak fronts, wood block work surface, storage space and drawers, four ring gas hob with oven and grill below, built in oven and grill, dishwasher, gas Rayburn with two hot plates and oven. Built in fridge and freezer, glass fronted display cabinets, tiled floor, downlighters, view of courtyard garden. Utility with space and plumbing for washing machine, space for dryer, flagstone floor. Bathroom with wc, wash basin and bath with shower attachment, tiled splashbacks, heated towel rail, access to gas heating boiler. Workshop/home office with vaulted ceiling, exposed beams, dual aspect, flagstone floor, power, light and radiator. Second staircase from the kitchen to first floor landing. Bedroom 3 with exposed wood floorboards. Bedroom 4 with exposed wood floorboards, walk in wardrobe.

Courtyard style garden which is paved with a range of mature planting, leads round to the rear of the workshop where there is a further seating area and garden shed. Gated access with right of way leading to Priory Road. Fire exit for the neighbouring property to the rear garden but has not been used.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold although we have not seen evidence. We understand from the vendor there is a flying freehold on the alcove in the loft. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas heating to radiators.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band B.

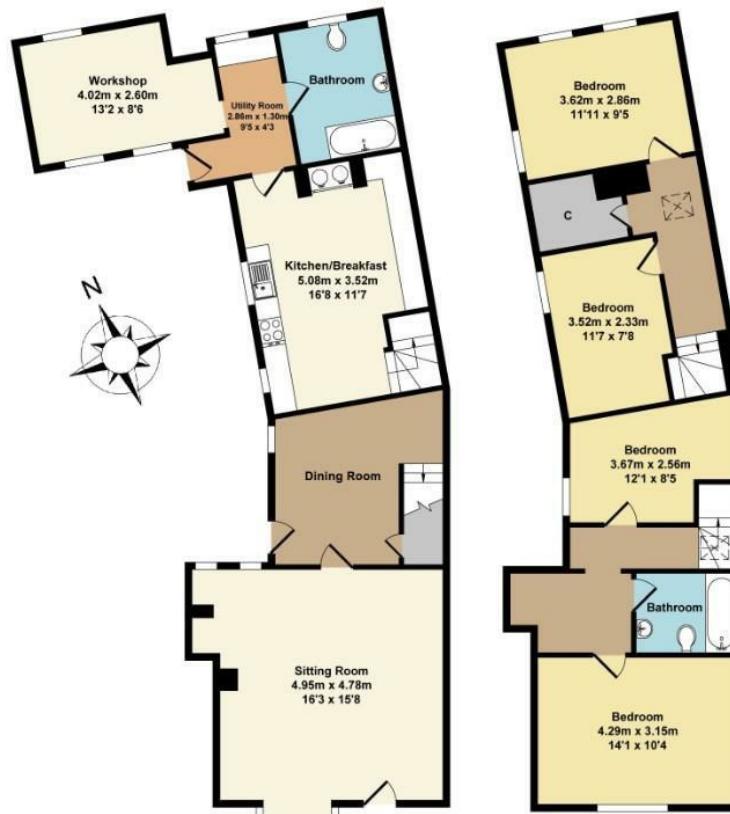
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** NOT REQUIRED.

**VIEWING:** By Prior Appointment with the selling agent.



Swan Street, Alcester, B49 5DP  
Total Approx. Floor Area 142.40 Sq.M. (1533 Sq.Ft.)

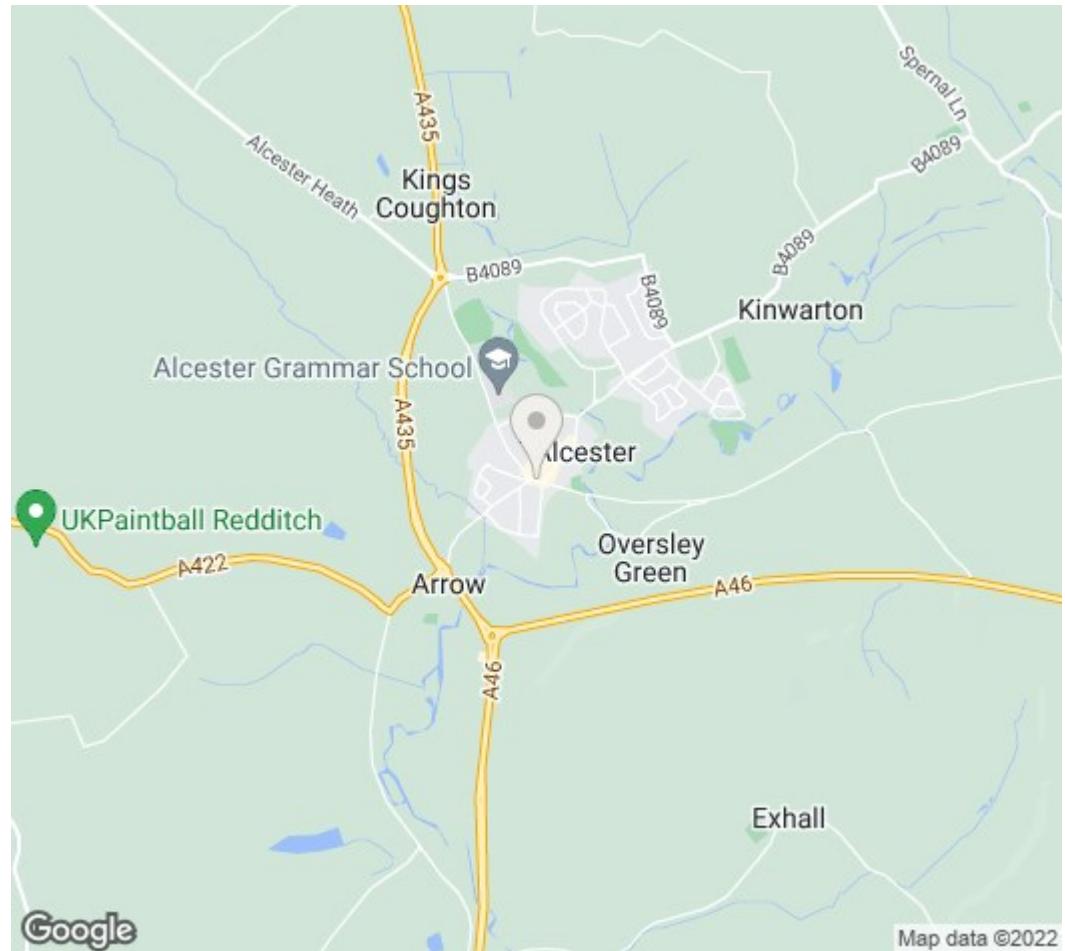
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor  
Approx. Floor  
Area 78.0 Sq.M.  
(840 Sq.Ft.)

First Floor  
Approx. Floor  
Area 64.40 Sq.M.  
(693 Sq.Ft.)





Six multi-award winning offices  
serving South Warwickshire & North Cotswolds

53 Henley Street & 1 Meer Street, Stratford-upon-Avon, Warwickshire, CV37 6PT  
01789 415444 | [stratford@peterclarke.co.uk](mailto:stratford@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)



Peter Clarke

