



**26 Bleachfield Street
Alcester, B49 5BA
Offers In Excess Of £265,000**

Situated in the heart of the market town of Alcester, this traditional terraced cottage is within a stone's throw away from the High Street. Being arranged over two floors and having recently been refurbished to a high standard whilst keeping the charm of the period home. Briefly comprising of; living room with original quarry tiled flooring and open fireplace, kitchen/dining room, utility cupboard. To the first floor are two double bedrooms and a four piece family bathroom. There is a courtyard garden to the rear which has a very useful, good sized garden office with power and lighting.

This property would make an ideal first time buyer or buy to let with a potential rental income of £950pcm.

Access from Bleachfield Street through a solid timber door into a spacious living room

Living Room

12'6" x 9'10" (3.83m x 3m)

Having an original quarry tiled floor and a corner cast iron fireplace, a sash window to the front elevation with shutters behind. Doorway leading to;

Kitchen/Dining Room

9'6" x 12'9" (2.9m x 3.9m)

Having original quarry tiled flooring, a range of wall and base units with wood effect laminate work tops over, stainless steel sink with mixer tap over. Space for a range style cooker, a sash window overlooking the rear garden, stable timber door leading to the rear garden. Original pine panelling with door leading to a generously sized pantry, a door leading to a cupboard which houses the wall mounted Worcester Bosch combination boiler, with plumbing for a washing machine and a further door leading to the first floor.

Bedroom One

10'5" x 9'10" (3.2m x 3m)

Having a sash window overlooking the rear elevation, a range of fitted wardrobes and cupboards.

Bedroom Two

6'2" x 12'9" (1.9m x 3.9m)

Having a sash window to the front elevation and a double fitted wardrobe.

Family Bathroom

5'10" x 9'10" (1.8m x 3m)

Having a sash window to the front elevation with shutters behind, four piece family bathroom having a bath with mixer tap over, WC, hand basing with vanity unit below, corner shower, stripped back pine floorboards and heated towel rail.

Rear Garden

Being laid to mainly patio with a log store, raised borders which are well stocked and an outdoor kitchen area, housing a space for a barbecue. A gateway leading to the allotments.

Garden Office

11'5" x 7'10" (3.5m x 2.4m)

Having access via a stable door, being well insulated with plastered walls, power and lighting, a UPVC double glazed frosted window to the side elevation, wood effect laminate flooring and a range of base units with a wood effect laminate worktop over. Space for a fridge.

Additional Information

Services:

Mains drainage, electricity, gas and water are connected to the property.

Tenure:

The property is Freehold. Vacant possession will be given upon completion of the sale.

Broadband:

Ultrafast broadband speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 220 Mbps. For more information visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-on-Avon District Council - Band C

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

Strictly by prior appointment with Earles (01789 330 915/01564 794 343).

Earles is a Trading Style of 'John Earle & Son LLP' Registered in England.

Company No: OC326726 for professional work and 'Earles Residential Ltd' Company No: 13260015 Agency & Lettings.

Registered Office: Carleton House, 266 - 268 Stratford Road, Shirley, West Midlands, B90 3AD.



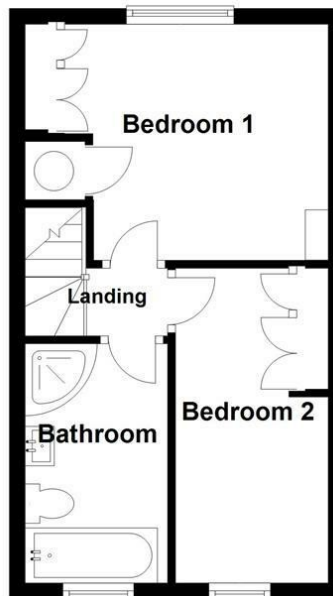
Ground Floor

Approx. 35.9 sq. metres (386.0 sq. feet)



First Floor

Approx. 27.5 sq. metres (295.6 sq. feet)



Total area: approx. 63.3 sq. metres (681.6 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part of any contract.
Plan produced using PlanUp.

