



**EARLES**  
TRUSTED SINCE 1935



26 Bleachfield Street  
Alcester, B49 5BA

Offers In Excess Of £265,000

Address: 21 High Street, Alcester, Warwickshire, B49 5AE - Email: [info@earlesgroup.co.uk](mailto:info@earlesgroup.co.uk) - Telephone: 01789 330 915

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).

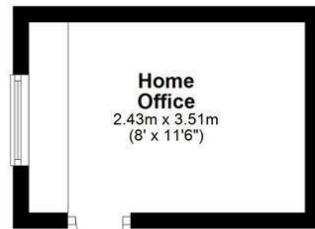
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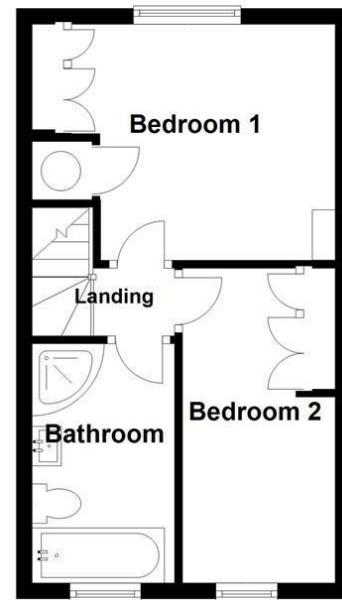
## Ground Floor

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.



Map data ©2025

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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