



**EARLES**  
TRUSTED SINCE 1935



7 Alcocks Road  
Alcester, B49 6RE  
Price £290,000

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

An excellent opportunity to purchase a three bedroom semi-detached home, located within a stones throw away from the popular Alcester High Street and local amenities. The accommodation is arranged over two floors briefly comprising of; entrance hall, living room, dining room, kitchen/breakfast room and single garage. To the first floor are three bedrooms, all of which having fitted wardrobes, there is also a three piece family shower room. The property would benefit from internal modernisation and is being offered with no upward chain.

#### **Porch**

**6'6" x 2'7" (2m x 0.8m)**

Having a timber casement glazed door, ceramic tiled floor and gas meter. A timber glazed door welcomes you into the;

#### **Entrance Hall**

**2'11" x 6'2" (0.9m x 1.9m)**

Having a single panel radiator, a staircase rising to the first floor and double doors leading to;

#### **Living Room**

**12'1" x 13'1" (3.7m x 4m)**

Having a double glazed window to the front elevation, a cupboard containing the consumer unit, single panel radiator, central gas fire and doorway leading to a cupboard under the stairs. Double archway leading to;

#### **Dining Room**

**8'3" x 10'6" (2.53m x 3.21m)**

Having double glazed sliding patio doors leading to the rear garden, single panel radiator and doorway leading to;

#### **Kitchen/Breakfast Room**

**15'2" x 10'5" (4.63m x 3.18m)**

Having a range of wall/base units with laminate worktops over, composite sink with mixer tap over, space for a free-standing cooker, fridge freezer and washing machine. Wood effect ceramic tiled floor, double glazed window and a door to the rear garden.

#### **Single Garage**

**7'8" x 18'5" (2.35m x 5.62m)**

Having an up/over door, power and lighting.

#### **Master Bedroom**

**8'7" x 13'6" (2.62m x 4.12m)**

Having a double glazed window to the front elevation, single panel radiator and double fitted wardrobe with mirrored sliding doors.

#### **Bedroom Two**

**9'3" x 9'2" (2.84m x 2.8m)**

Having a double glazed window to the rear elevation, single panel radiator and a fitted cupboard being shelved and having an insulated hot water cylinder.

#### **Bedroom Three**

**6'6" x 10'4" (max) (2m x 3.17m (max))**

Having a double glazed window to the front elevation and a cupboard built in over the bulk head of the staircase.

#### **Family Shower Room**

**6'1" x 6'1" (1.86m x 1.86m)**

Having ceramic tiles to the floor and walls, a corner shower with electric shower over, WC and hand basin. Frosted window to the rear elevation.

#### **Outside**

Outside to the rear is a generously sized garden which is mainly laid to lawn with a patio area. There is off road parking to the front with a block paved drive and a lawned area to the side.

#### **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.

#### **Council Tax:**

Stratford-on-Avon District Council - Band D

#### **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).

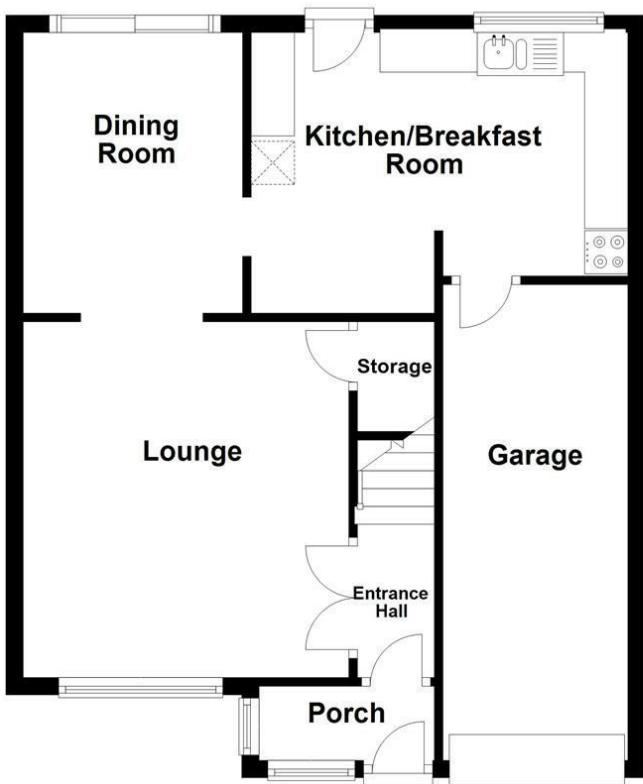
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## Ground Floor

Approx. 56.4 sq. metres (607.0 sq. feet)



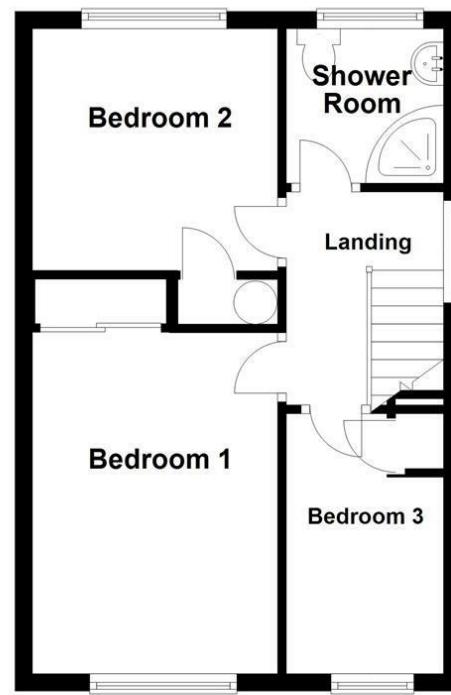
Total area: approx. 91.4 sq. metres (983.3 sq. feet)

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

Plan produced using PlanUp.

## First Floor

Approx. 35.0 sq. metres (376.3 sq. feet)



Google

Map data ©2024

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
England & Wales	EU Directive 2002/91/EC	

