



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

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).

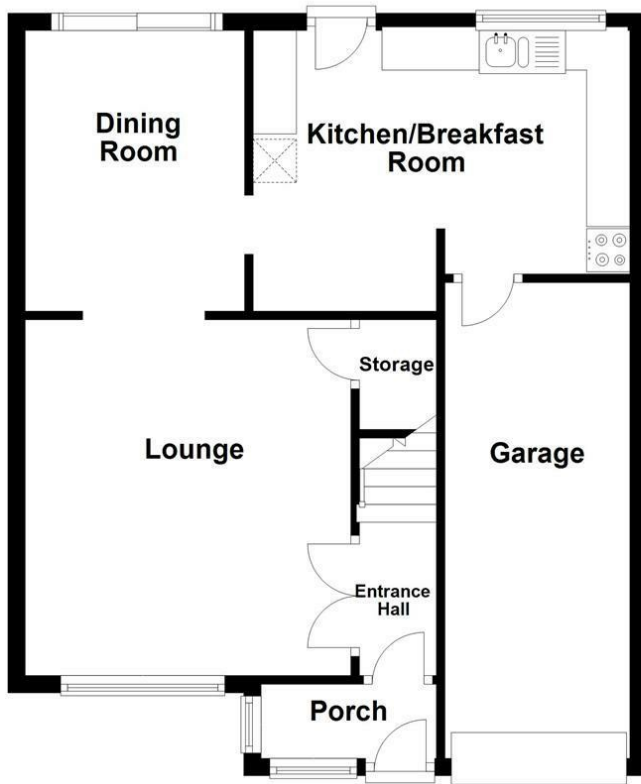
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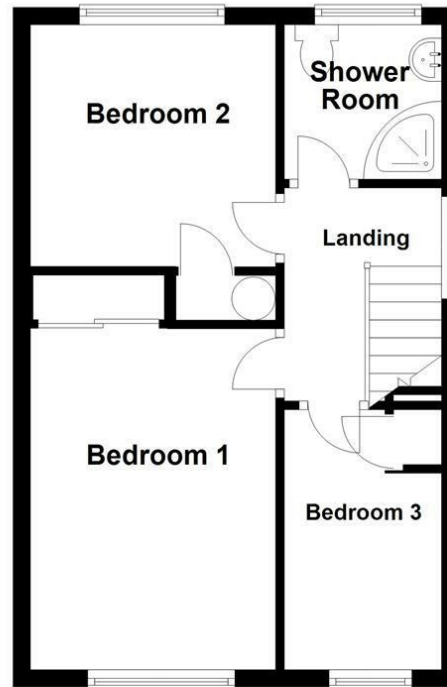
Ground Floor

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



First Floor

Approx. 35.0 sq. metres (376.3 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

