



37 Birmingham Road
Alcester
B49 5EE

Offers In Excess Of £385,000

A well-proportioned three-bedroom semi-detached family home situated on Birmingham Road, Alcester.

The property offers over 1,160 sq. ft of living space, featuring a large open-plan dining/family room, a separate living room, and a dedicated ground floor study. Upstairs, there are three bedrooms and a family bathroom. The home also benefits from gas central heating.

Located in a highly sought-after area, the house is within easy walking distance of Alcester Grammar School and the town centre's various shops and amenities. External benefits include a private side car port and off-road parking.

Entrance Hall

The entrance hall provides access to all ground floor rooms, features useful under-stairs storage, and has stairs rising to the first floor.

Cloakroom

Having WC and hand basin.

Study

10'9" x 10'7" (3.30m x 3.25m)

A bright, dedicated workspace situated to the front of the property with a front-facing window.

Living Room

14'5" x 11'1" (4.40m x 3.38m)

A bright and welcoming living room centred around a stylish wood-burning stove, set within a recessed fireplace that creates a cosy focal point. A large front window allows plenty of natural light to fill the space.

Dining/Family Room

11'6" x 20'6" (3.53m x 6.27m)

A bright and spacious open-plan kitchen and dining area, filled with natural light from a large skylight and windows and doors opening out to the rear garden. Having solid wood flooring.

Kitchen

Having a range of modern wall and base units, ample worktop space and a striking splashback. A range style cooker, with extractor fan over, space for fridge and washing machine. Having solid wood flooring.

First Floor

Landing

With doors leading to all rooms, the space also provides access to an airing cupboard housing a recently installed gas combi boiler, as well as a loft via a pull-down ladder, which is boarded, carpeted, and features a Velux roof light.

Bedroom One

14'5" (max) x 11'2" (4.40m (max) x 3.41m)

Large double bedroom with window to the front elevation.

Bedroom Two

9'5" x 10'7" (2.88m x 3.25m)

Double bedroom with window to the front elevation.

Bedroom Three

6'11" x 9'1" (2.12m x 2.77m)

Single bedroom with window to the rear elevation.

Family Bathroom

6'11" x 6'3" (2.11m x 1.92m)

A modern white suite comprising a P-shaped shower bath with a curved glass screen, a pedestal wash hand basin, and a low-level WC. The space is finished with stylish wall tiling and wood-effect laminate flooring.

Outside

The property benefits from a generous and well-maintained rear garden, predominantly laid to lawn with established borders providing a pleasant and private setting. A paved pathway runs around the garden, offering access to a useful timber shed / workshop with mains LED lighting and electrics and additional storage. The garden is fully enclosed by fencing and mature planting, creating an ideal space for outdoor entertaining and family use.

Additional Information

Services:

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

Broadband and Mobile:

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 2300 Mbps and highest

available upload speed 2300 Mbps. For more information visit: <https://checker.ofcom.org.uk/> Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with outdoor availability being rated 'Good' and the indoor availability being rated 'Variable'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-upon-Avon District Council - Band C

Tenure: The property is freehold with vacant possession given on completion of sale.

Flood Risk:

Rivers and the sea

Yearly chance of flooding - VERYLOW

Yearly chance of flooding between 2036 and

2069- VERY LOW

Surface water

Yearly chance of flooding - VERY LOW

Yearly chance of flooding between 2040 and 2060 - VERY LOW

For more information, please visit:

<https://www.gov.uk/check-long-term-flood-risk>

Fixtures and Fittings:

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

Viewing

Strictly by prior appointment through John Earle on 01789 330 915.

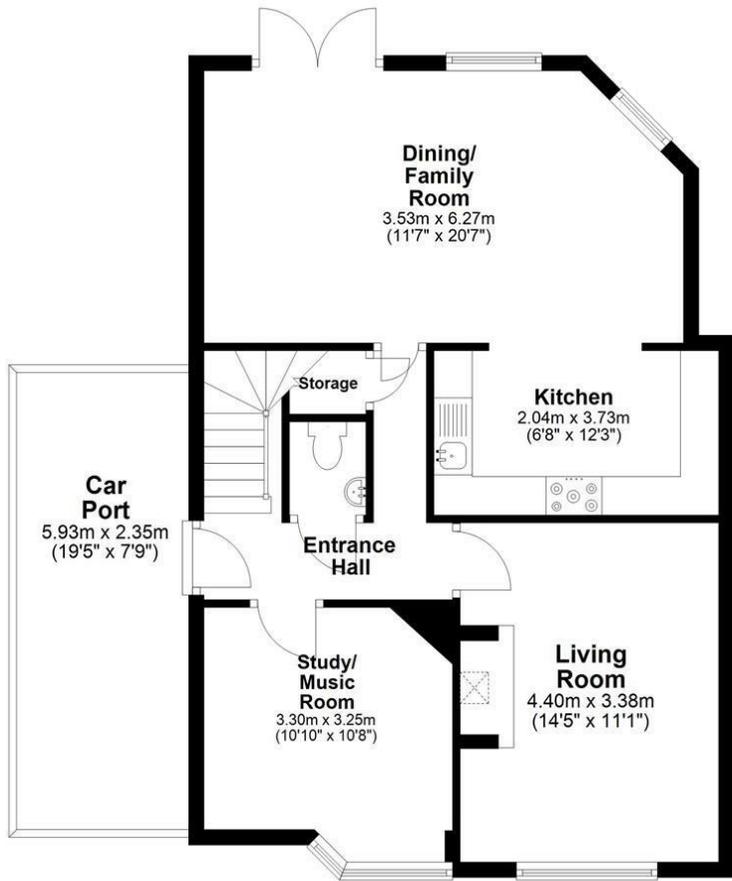
John Earle is a Trading Style of John Earle & Son LLP

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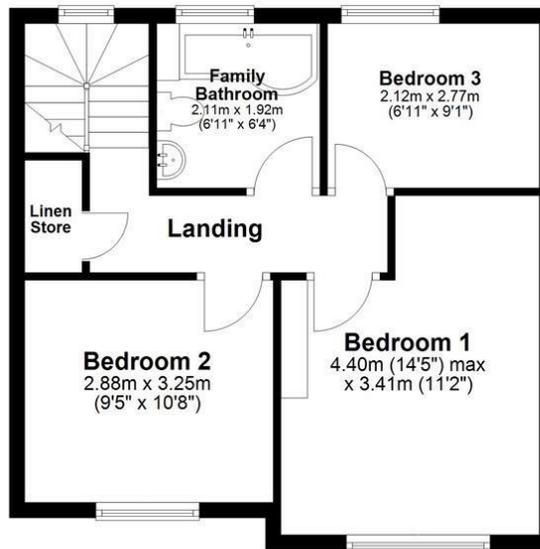
Ground Floor

Approx. 65.2 sq. metres (702.1 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.7 sq. feet)



Total area: approx. 108.2 sq. metres (1164.8 sq. feet)



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	

