



27a Alcester Road
Studley, B80 7LL

The flat is situated above local shops and is over three floors. An entrance lobby with stairs lead to the living accommodation with the sleeping accommodation being on the second floor. To the rear of the flat, there is a large area for off-road parking.

Lounge
11'3" x 14'1" (3.45m x 4.31m)

A spacious reception with a feature fireplace and surround and wooden-style flooring.

Kitchen
15'8" x 5'7" m (4.78m x 1.72 m)

A generous size with Shaker-style wall and base cabinets and integrated appliances.

Pantry
A walk-in storage cupboard adjoining the kitchen.

Bedroom One
11'4" x 13'11" (3.46m x 4.26m)
Located on the second floor, this spacious double bedroom offers in-built storage and a roof window providing plentiful natural light.

Bedroom Two
11'5" x 14'0" (3.50m x 4.27m)
Another well-proportioned bedroom with a roof window.

Additional Information
Services:
Water, gas, electricity and drainage are connected to the property.

Ultrafast Broadband Speed is available in the area, with

predicted highest available download speed 1000 Mbps and highest available upload speed 100 Mbps.
For more information visit: <https://checker.ofcom.org.uk/>

Council Tax:
Stratford Upon Avon District Council- Band A

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

A holding deposit, equivalent to 1 week's rent, is required.

A dilapidations deposit, equivalent to 5 week's rent, is applicable - this will be registered through the TDS (www.tds.gb).

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