



Springfield Road, Alcester, B49 6BN

Offers in the region of £210,000


KING
HOMES

King Homes are pleased to present this two bed property, with great potential, situated in the desirable Town of Alcester, with great local schooling and plentiful amenities. *In need of light refurbishment throughout*

The dual aspect living room is beautifully bright with French doors opening out onto the rear garden warmed by the feature electric fireplace.

The kitchen is currently fitted with light wood effect wall and base units and tiled floor but may need some modernisation.

On the first floor there are two comfortable double bedrooms and the bathroom fitted with bath with shower.

Outside the front of the property is a large off-road parking area for up to 3 cars. At the rear is a large, sunny aspect garden, low maintenance due to being entirely paved. There is potential to extend or add a conservatory to increase living space.



Lounge/Diner	11'9" x 15'10" (3.60m x 4.84m)
Kitchen	11'9" x 8'10" (3.60m x 2.70m)
First Floor Landing	
Bedroom One	11'9" x 8'11" (3.60m x 2.72m)
Bedroom Two	11'9" x 6'5" (3.60m x 1.97m)
Bathroom	8'8" x 6'6" (2.65m x 2.00m)







Total area: approx. 55.0 sq. metres (592.1 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



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	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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC