



Icknield Row, Alcester, B49 5EW

£250,000



**\*\* ALCESTER \*\* TWO DOUBLE BEDROOMS \*\* ENCLOSED REAR GARDEN \*\* GARAGE EN BLOC\*\* NO ONWARD CHAIN\*\*** A well-presented two double bedroom mid-terrace property, perfectly located just a short stroll away from Alcester town's diverse range of shops, amenities, and excellent schools. The property features a lounge/diner, kitchen, two double bedrooms, a family bathroom, low maintenance front and rear gardens with garage making it an ideal purchase for first-time buyers or investors.



The ground floor offers a through lounge diner with a charming bay window, providing a spacious and inviting living area. This room also features stairs rising to the first floor. Adjacent is a delightful kitchen/breakfast room, which boasts ample worktops and an abundance of cupboard space, creating a practical and stylish environment. A door from the kitchen opens out to the rear garden, enhancing the indoor-outdoor living experience.

On the first floor, the landing area provides access to all rooms. The master bedroom is a spacious double room featuring built-in wardrobes, offering ample storage. The second bedroom is also generously sized. The meticulously designed family bathroom is fitted with a bath with shower over, WC, and wash basin.

Externally, the property includes an enclosed, low maintenance lawned rear garden with a patio area, perfect for outdoor relaxation. The garden is enclosed with fencing, and an established tree adds a touch of nature to the space.

There is a garage en bloc also conveniently situated close to the property.

This superb property benefits from double glazing and central heating. Viewing is highly recommended to fully appreciate the accommodation on offer!

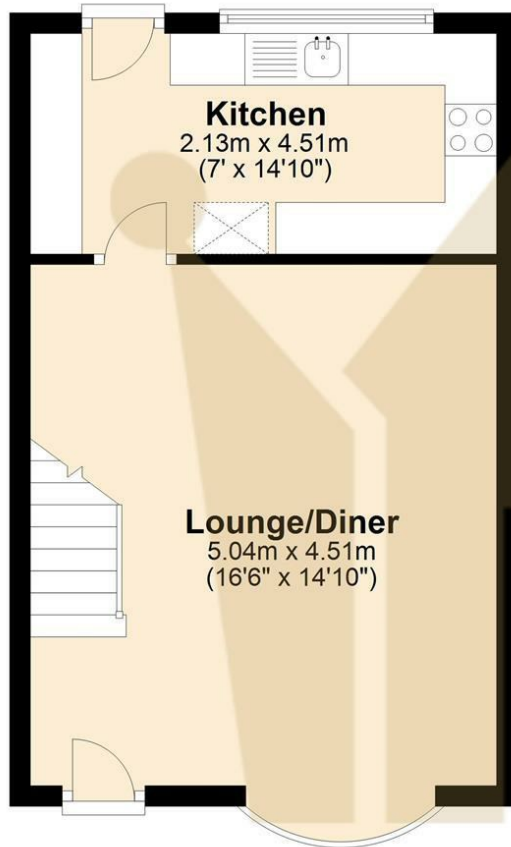
<b>Lounge/Diner</b>	16'6" x 14'9" (5.04m x 4.51m)
<b>Kitchen</b>	6'11" x 14'9" (2.13m x 4.51m)
<b>Landing</b>	
<b>Bedroom 1</b>	10'11" x 14'9" (3.33m x 4.51m)
<b>Bedroom 2</b>	10'6" x 8'2" (3.22m x 2.50m)
<b>Family Bathroom</b>	6'10" x 6'3" (2.09m x 1.91m)





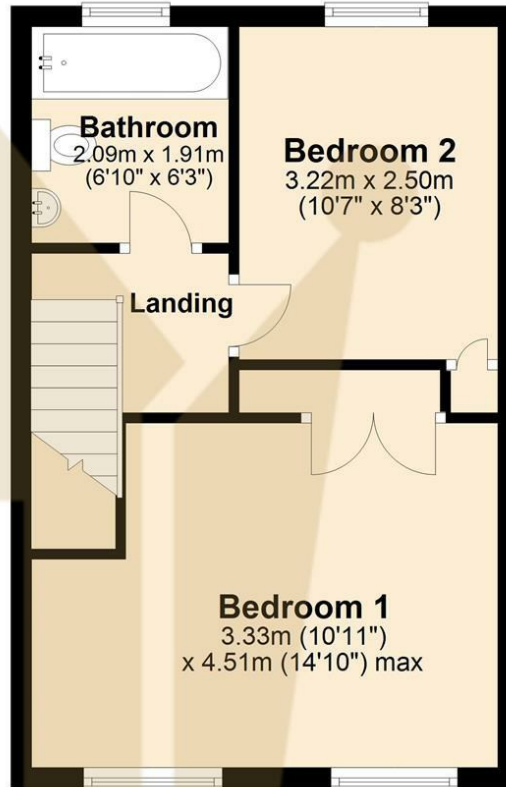
### Ground Floor

Approx. 33.1 sq. metres (356.0 sq. feet)

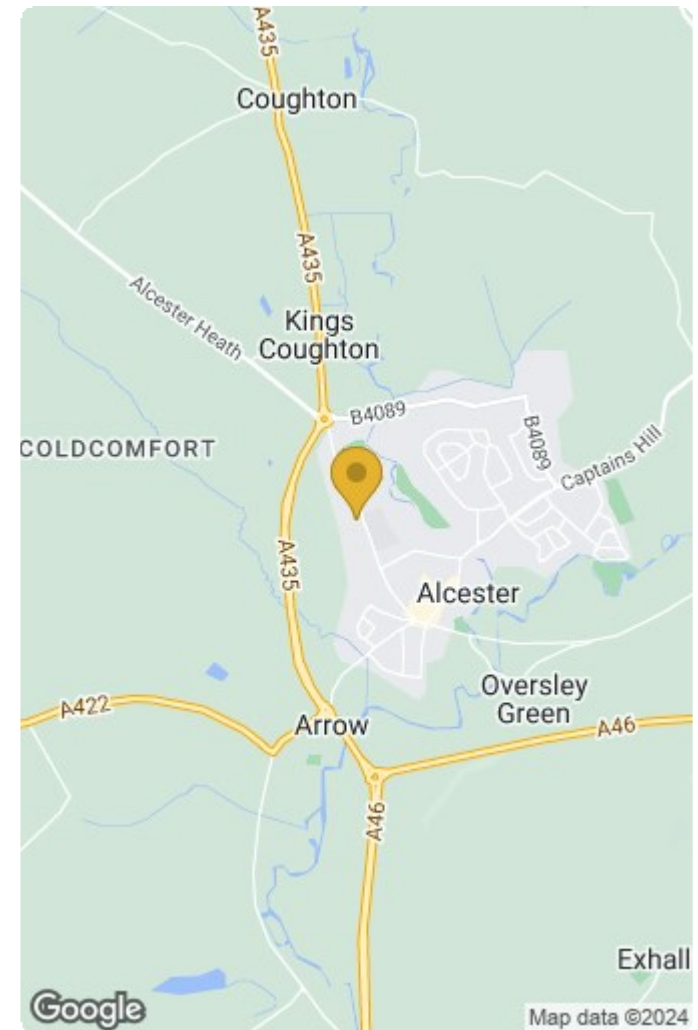


### First Floor

Approx. 32.3 sq. metres (347.8 sq. feet)



Total area: approx. 65.4 sq. metres (703.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>53</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	