



School Road, Great Alne, B49 6HQ

Offers in excess of £190,000



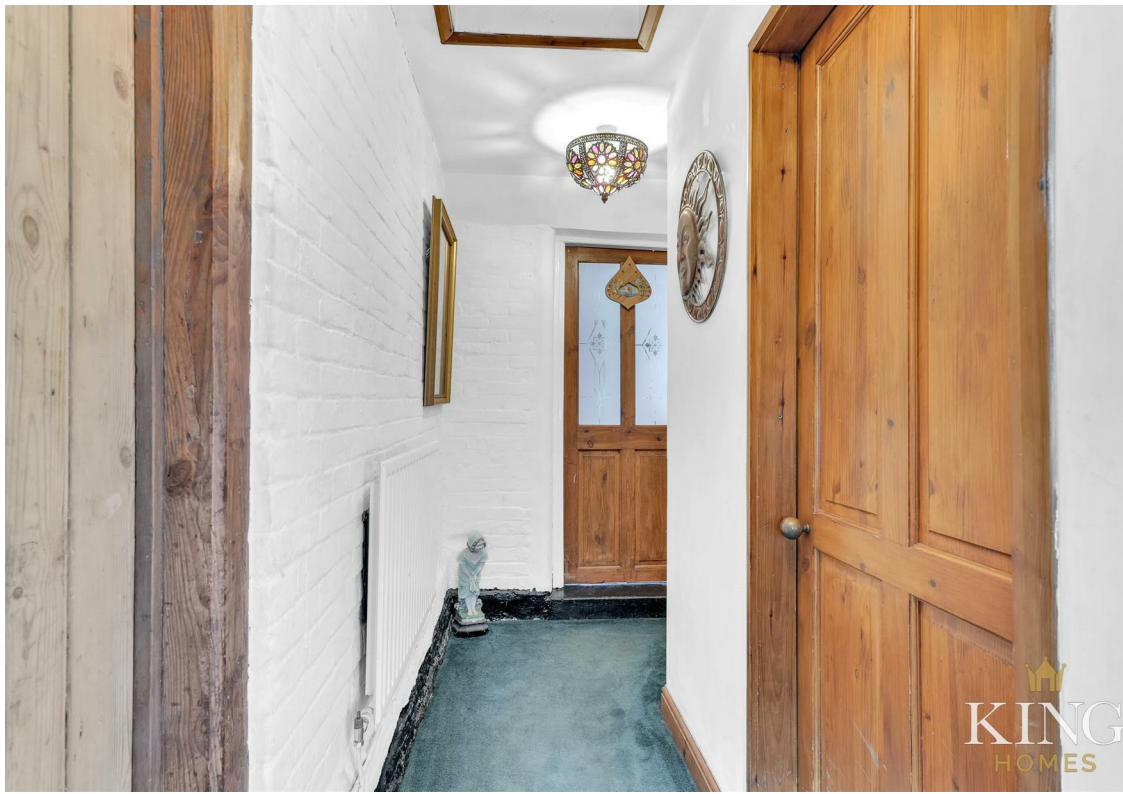
This unique character cottage is located in the centre of the village of Great Alne, Neighbouring a fantastic pub 'The Mother Huffcap' with a strong local community, beautiful countryside and excellent local amenities nearby. The property is bursting with characterful features would ideally suit purchasers looking to embrace the village life and who appreciate the unique features of a home of this age. Would be ideal Air B&B / Holiday let

The ground floor of the property comprises; entrance hall, nice sized dining room with views out to the front, living room with exposed ceiling beams and access to the first floor via a staircase, fitted kitchen / breakfast room with fixed cabinetry and space for appliances, pantry, utility and a downstairs shower room / WC. The upstairs living accommodation consists of two bedrooms, both with cottage style doors, and a bathroom

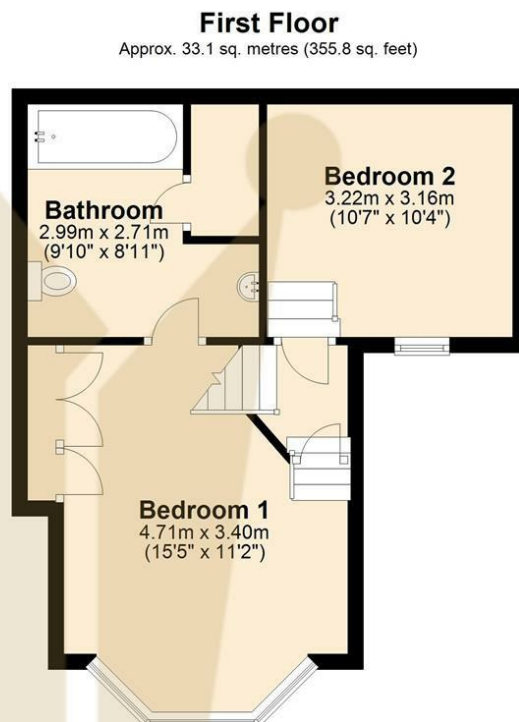
The property is offered for sale with NO ONWARD CHAIN. Viewing is highly recommended



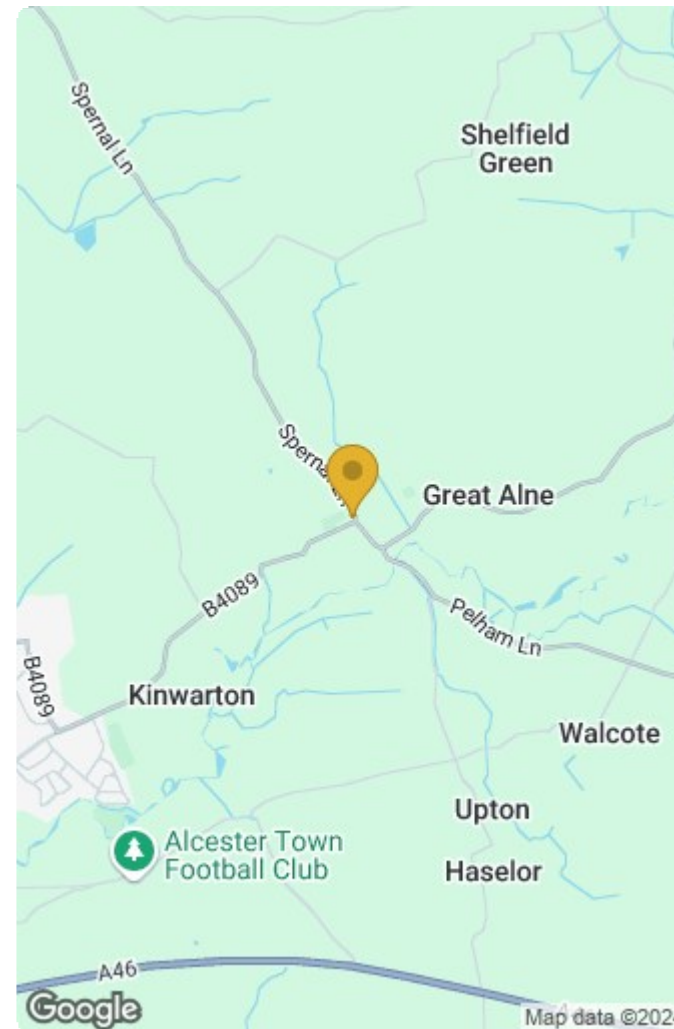
<b>Hall</b>	
<b>Dining Room</b>	12'11" x 12'9" (3.96m x 3.90m)
<b>Living Room</b>	15'5" x 12'0" (4.70m x 3.66m)
<b>Kitchen / Breakfast</b>	9'9" x 20'5" (2.99m x 6.23m)
<b>Pantry</b>	5'4" x 5'3" (1.65m x 1.61m)
<b>Utility</b>	
<b>Shower Room</b>	9'9" x 5'1" (2.99m x 1.56m)
<b>Bedroom One</b>	
<b>Bathroom</b>	9'9" x 8'10" (2.99m x 2.71m)
<b>Bedroom Two</b>	10'6" x 10'4" (3.22m x 3.16m)







Total area: approx. 97.8 sq. metres (1053.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>45</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	