



Vallet Avenue, Alcester, B49 6AU

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

Set within the heart of the popular and sought-after market town of Alcester, here is a rare opportunity to acquire a four bedroom end-terraced freehold residence, ideally situated within close proximity to local amenities. The property benefits from UPVC double glazing, gas central heating and two enclosed gardens to the rear and to the side. Internal inspection is highly recommended to properly appreciate the light, airy, well presented and tastefully decorated interior.

The accommodation briefly comprises; Entrance hall having stairs off to the first floor. There is a good sized L shape lounge with French doors leading to a side lawn garden. There is a spacious open plan kitchen combined dining room having a comprehensive range of base, drawer and wall units, a downstairs cloakroom/W.c, separate utility room with access to the rear garden. To the first floor there are three double bedrooms and one single bedroom, a recently refurbished modern tiled family bathroom having a three-piece white suite incorporating electric shower unit.

Outside, there is a fully enclosed side and rear garden mainly laid to lawn. There is also rear pedestrian access leading to communal parking spaces.

Overall, this property offers fantastic family accommodation with potential to extend subject to usual planning consent.

Alcester is a popular market town known for having great access to local shops, schools, amenities and also excellent travel links, which is located just 8 miles (13 km) west of Stratford-upon-Avon, and 8 miles south of Redditch. Alcester is also near two local stately homes, Coughton Court, (a National Trust property) and Ragley Hall.







## Key Features

- Four bedroom family home
- Sought after location
- Side and rear gardens
- Modern Kitchen/dining room
- Separate utility room
- L-Shaped Lounge
- Impressive refitted bathroom
- Off-Road Parking
- Viewing highly recommended
- EPC - C

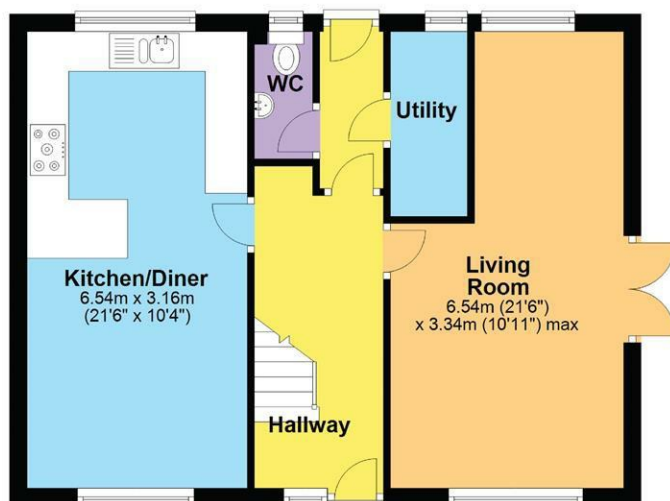






### Ground Floor

Approx. 55.9 sq. metres (601.6 sq. feet)



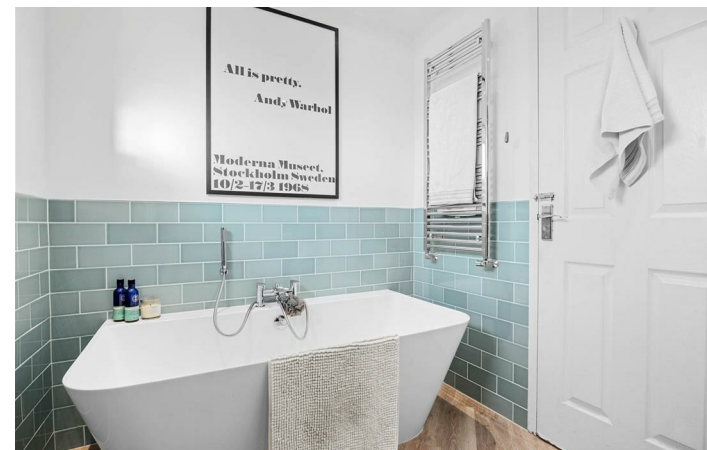
### First Floor

Approx. 55.9 sq. metres (601.6 sq. feet)



Total area: approx. 111.8 sq. metres (1203.1 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.





# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



SALES

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