

Lower Cladswell Lane, Alcester, B49 5JY

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Property Description

Within Catchment of 'Outstanding' Schools

Set within the popular Village location of Cookhill is this extended and improved semi detached home, which offers a perfect blend of comfort and modern living.

The heart of this home is the kitchen diner, which showcases the unhindered views out to the rear garden and beyond. There are 2 further reception rooms which offer a versatile layout to suit family life. There is even a downstairs shower room, complete with Sauna!

Upstairs boasts three well-proportioned bedrooms and a re-fitted family bathroom.

To the front there is a generous driveway, frontage and garage.

Whether you are a first-time buyer or looking to settle down in a semi rural location, this home is sure to meet your needs. Do not miss the opportunity to make this generously proportioned residence your own.













Ground Floor Approx. 82.7 sq. metres (890.1 sq. feet)

Porch

First Floor Approx. 40.6 sq. metres (436.9 sq. feet) Kitchen/Breakfast Room 4.91m x 7.17m (16'1" x 23'6") Dining Room 2.45m x 3.21m (8' x 10'6") Bedroom 3 2.25m x 3.29m (7'5" x 10'10") Bedroom 2 3.22m x 3.39m (10'7" x 11'2") Shower Room Landing Sauna **Garage** 5.60m x 3.15m (18'4" x 10'4") Lounge 4.36m x 3.78m (14'4" x 12'5") Bedroom 1 3.44m x 3.44m (11'3" x 11'3") Hall Utility Bathroom

Total area: approx. 123.3 sq. metres (1327.0 sq. feet)





EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority



We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

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