



**Alcester Road, Stratford-Upon-Avon, CV37 9DB**

**Guide price £725,000**



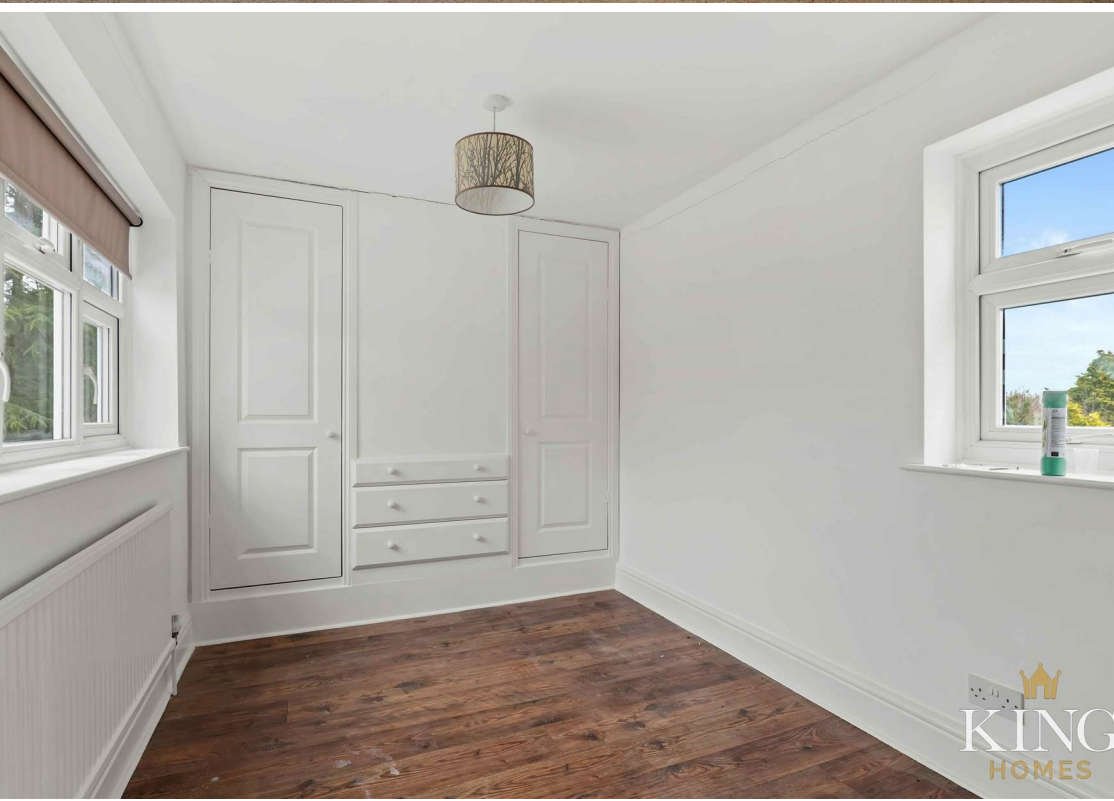


Having SEVEN bedrooms in total and sold with NO CHAIN. A fantastic opportunity to acquire a FOUR-bedroom detached family home having THREE one bedroom self-contained annexe properties to the rear which are perfect for air B&B or investment lettings. This property is in a great location being within easy reach to the train station, local supermarket, High school and primary schools and Stratford upon Avon town centre. To the front of the property, there is a driveway offering off-street parking for up to 3 cars, leading to the porch opening through to the entrance hallway with stairs rising to the first floor, a spacious lounge area having a large bay window to the front elevation, the kitchen has been extended allowing a fantastic family kitchen dining area and a downstairs cloakroom, to the side there is a utility area both these rooms allow access to the rear garden. On the first floor there are three good size bedrooms with bedroom two having an en suite there is also a family bathroom. On the second floor is bedroom four which has built-in wardrobes and a bathroom. To the rear is a low maintenance rear garden being paved and shrubs to the borders leading to three self-contained annexe which all have a built-in kitchen area and shower room and a bedroom above which is accessible via a ladder. There is also a large workshop area and sheds. This property is being sold with NO CHAIN.



<b>Porch</b>	
<b>Hall</b>	
<b>Living Room</b>	25'11" x 9'7" (7.92m x 2.94m )
<b>Kitchen/Diner</b>	20'8" x 18'9" (6.32m x 5.72m )
<b>Utility</b>	18'10" x 7'0" (5.75m x 2.14m )
<b>WC</b>	
<b>Bedroom One</b>	14'1" x 11'10" (4.31m x 3.61m )
<b>Bedroom Two</b>	10'2" x 7'9" (3.11m x 2.38m )
<b>En Suite</b>	
<b>Bedroom Three</b>	11'10" x 8'6" (3.62m x 2.61m )
<b>Bathroom</b>	7'2" x 6'7" (2.20m x 2.02m )
<b>Bedroom Four</b>	13'7" x 10'7" (4.16m x 3.25m )

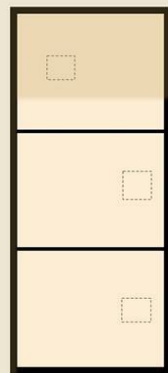
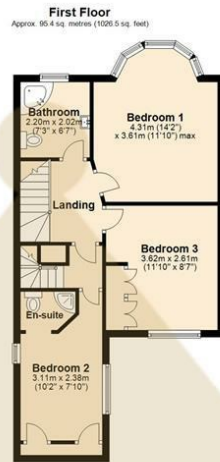




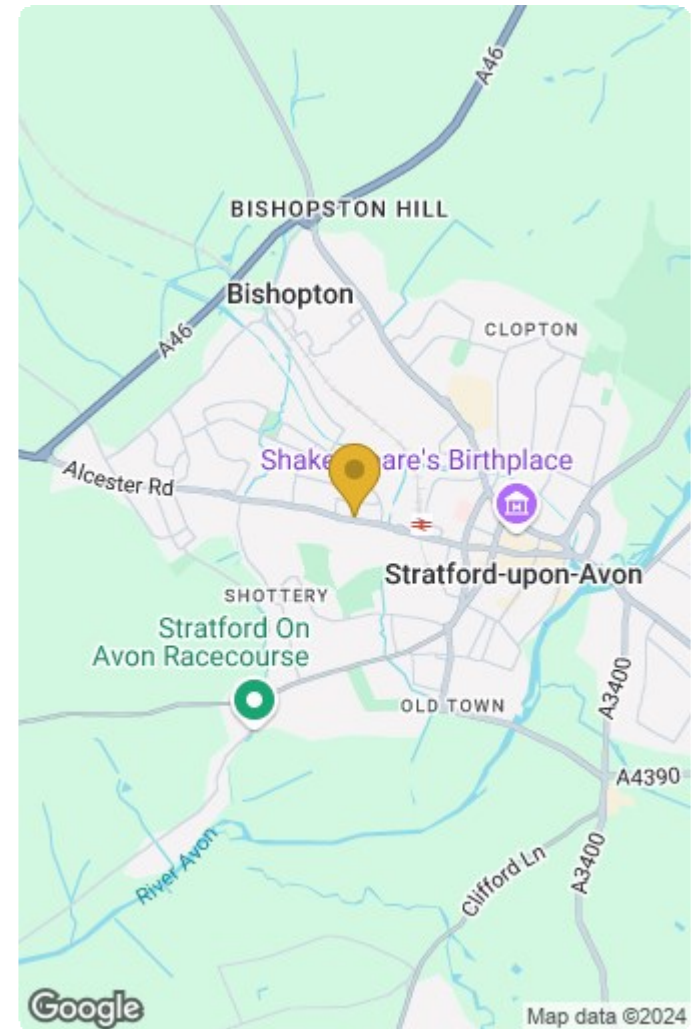








Total area: approx. 256.0 sq. metres (2755.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 energy efficient - higher running costs			
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		