



**Gerard Road, Alcester, B49 6QG**

**Offers in excess of £325,000**

  
**KING**  
  
**KING**  
**HOMES**



Offering remarkable potential for expansion (subject to planning permission), this charming three-bedroom semi-detached family home is nestled in a highly desirable location in Alcester. Boasting two reception rooms, a sunlit conservatory, and a well-appointed kitchen with a convenient side passage leading to a utility room with WC, this residence provides both space and functionality. Additionally, it features a garage and an expansive rear garden, perfect for outdoor enjoyment.

Upstairs, you'll find three generously proportioned bedrooms alongside a newly fitted shower room, ensuring comfort and convenience for the whole family. Outside, a driveway provides parking space for two cars, complemented by easy access to the garage via an electric door. There is also a door leading to the side passage which leads to the private rear garden—a tranquil oasis adorned with lush greenery and a delightful patio area, ideal for alfresco dining.

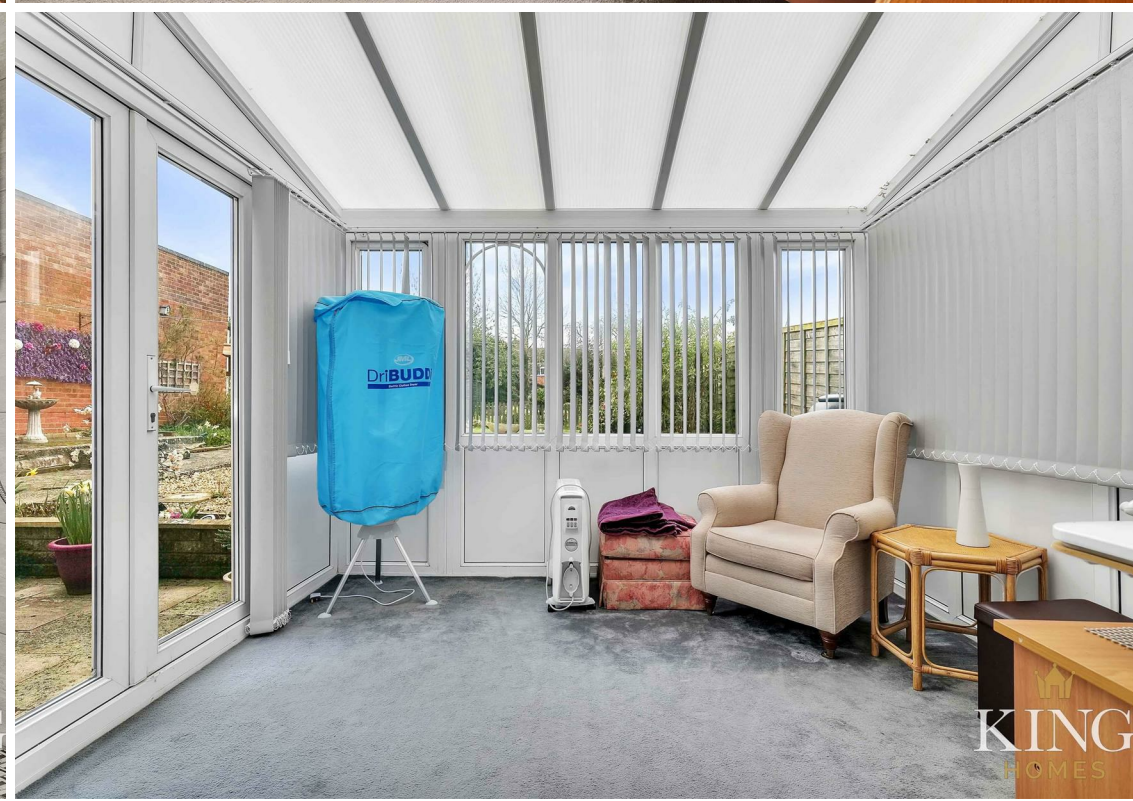
Presented without a chain, this property offers a seamless buying experience, ready to become your family's cherished home.

Location: Alcester is well-connected by road, being situated near the A46 and A435 roads, providing easy access to nearby towns and cities such as Stratford-upon-Avon, Warwick, and Birmingham. The nearest railway station is in nearby Stratford upon Avon which is approx 8.2 miles away offering connections to Birmingham and London.



Hallway	
Living Room	14'1 x 14'4 (4.29m x 4.37m)
Dining Room	9'8 x 9'11 (2.95m x 3.02m)
Conservatory	9'8 x 10'8 (2.95m x 3.25m)
Kitchen	9 x 11'1 (2.74m x 3.38m)
Utility	6'7 x 7'10 (2.01m x 2.39m)
Bedroom One	6'7 x 11'3 (2.01m x 3.43m)
Bedroom Two	8'8 x 11'3 (2.64m x 3.43m)
Bedroom Three	9'4 x 8'9 (2.84m x 2.67m )
Shower Room	5'5 x 8'9 (1.65m x 2.67m)

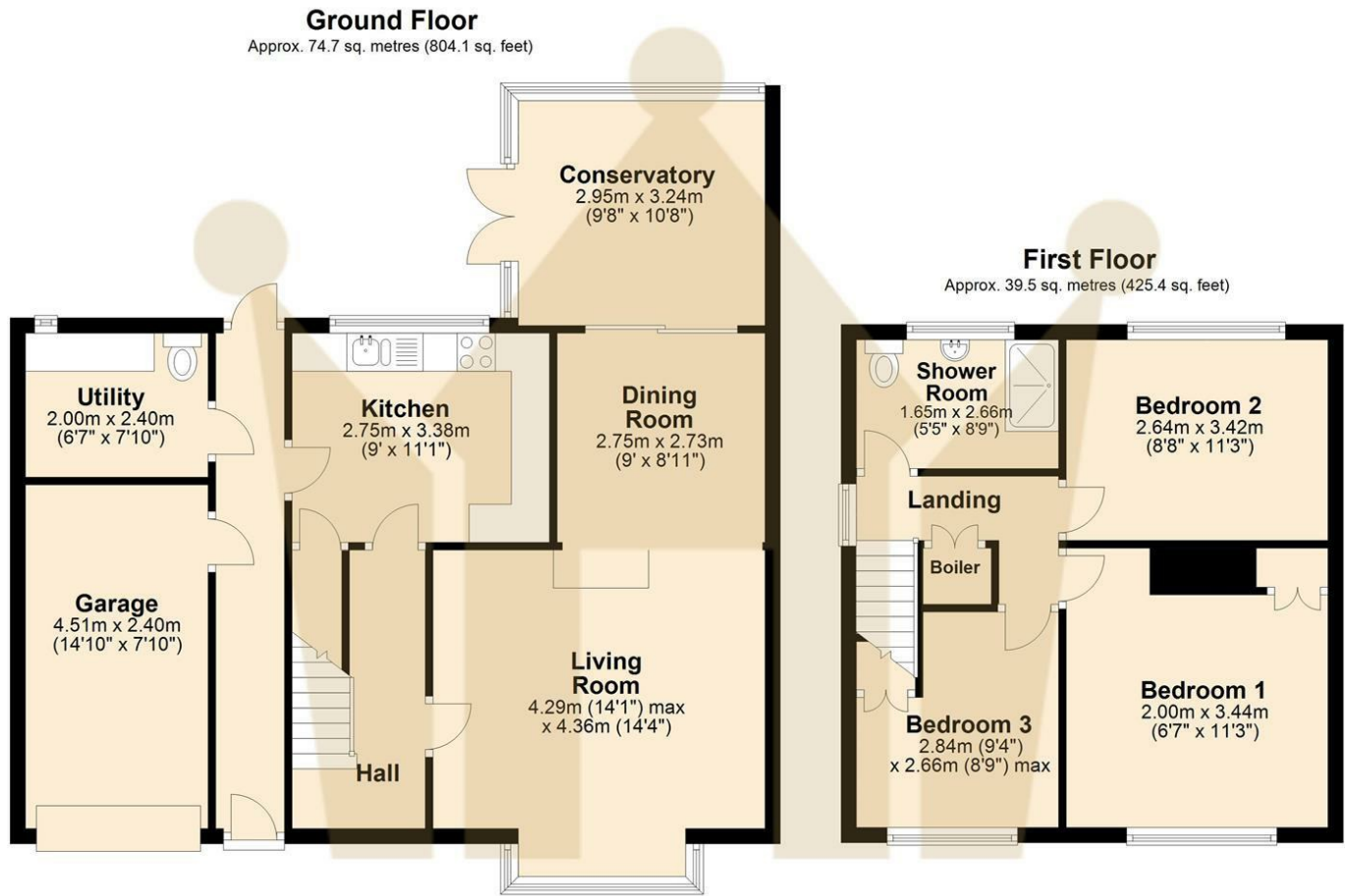












Total area: approx. 114.2 sq. metres (1229.5 sq. feet)



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>83</b>
		<b>69</b>
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	