



Hertford Road, Alcester, B49 6AR

Offers over £230,000

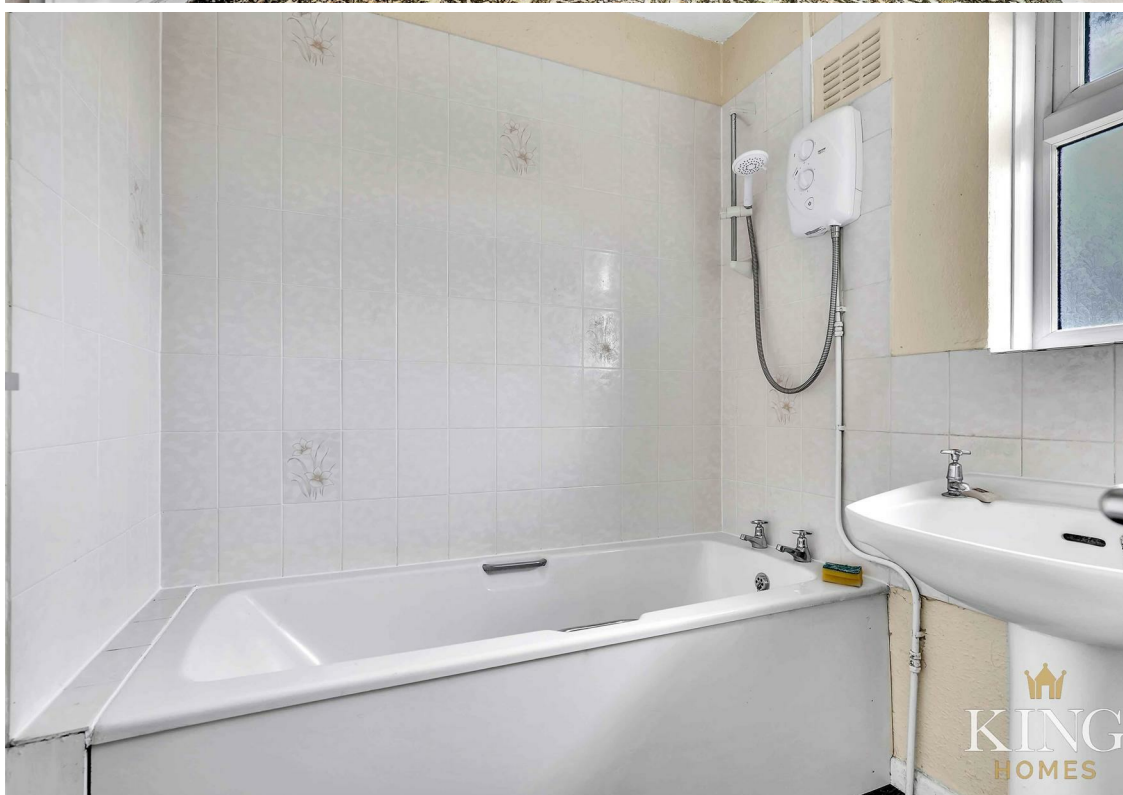


This property, which consists of three bedrooms, requires some modernisation and is conveniently located near Alcester's diverse range of shops, amenities, and exceptional schools. The property includes a parking space at the rear and a generously sized enclosed rear garden, providing ample potential.

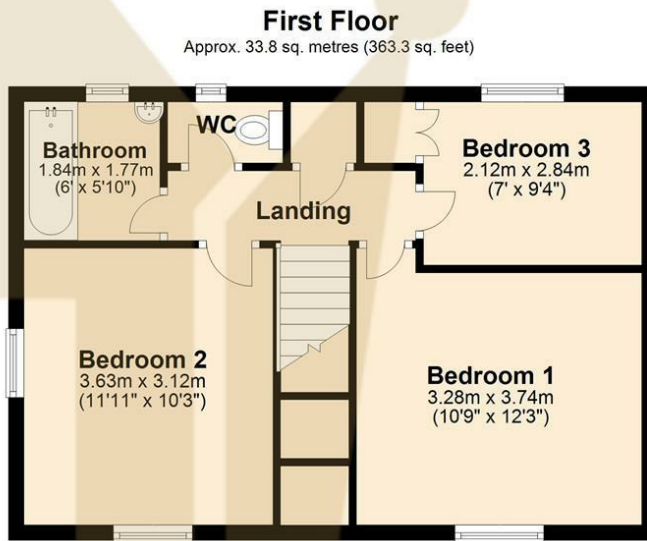
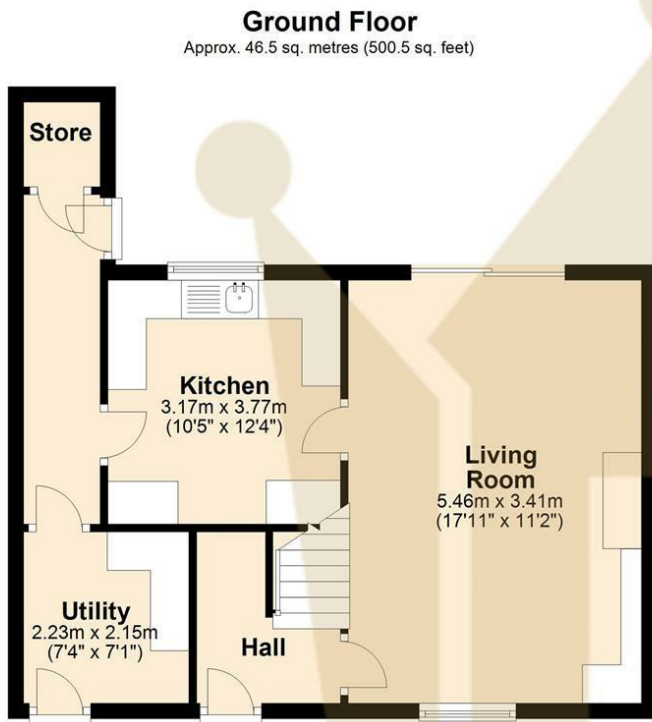
The accommodation briefly comprises a hallway with stairs leading to the first floor, a lounge/dining room with sliding doors that open to the garden, a kitchen/breakfast room that leads to a side passage with a utility and storage. On the first floor, there is a landing area, two spacious double bedrooms, a single bedroom, a bathroom, and a separate WC.



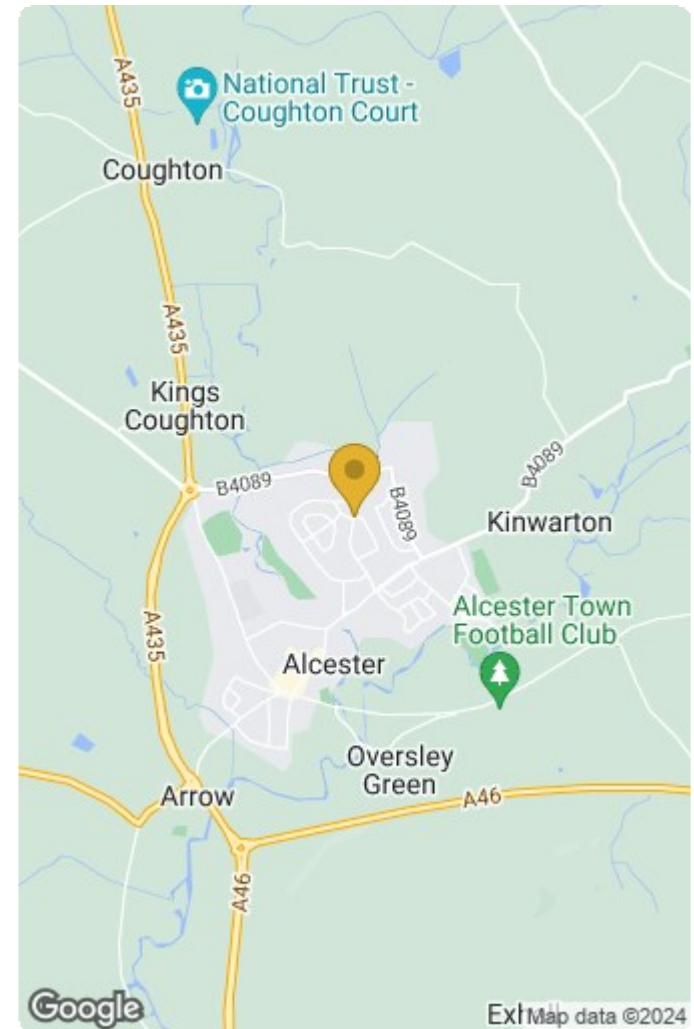
Hall**Living Room** 17'10" x 11'2" (5.46m x 3.41m)**Kitchen** 10'4" x 12'4" (3.17m x 3.77m)**Utility** 7'3" x 7'0" (2.23m x 2.15m)**Landing****Bedroom One** 10'9" x 12'3" (3.28m x 3.74m)**Bedroom Two** 11'10" x 10'2" (3.63m x 3.12m)**Bedroom Three** 6'11" x 9'3" (2.12m x 2.84m)**Bathroom** 6'0" x 5'9" (1.84m x 1.77m)**WC**







Total area: approx. 80.3 sq. metres (863.8 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	