



Meadow Road, Alcester, B49 6BA

Offers in excess of £325,000



This stunning family home in Alcester boasts three bedrooms and a range of features. The property includes a driveway with space for two cars, an entrance hallway leading to a lounge with a gas fireplace, a dining room, a kitchen, and a conservatory. The kitchen leads to a lean-to area with access to a cloakroom, garage, and rear garden. Upstairs, there are three bedrooms and a family bathroom. The large rear garden is landscaped with a lawn, shrubs, and fence panels, as well as a paved patio area for outdoor dining. The front of the property offers a driveway and a single garage.

Location: Close to popular schools, Alcester has good local amenities and 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.

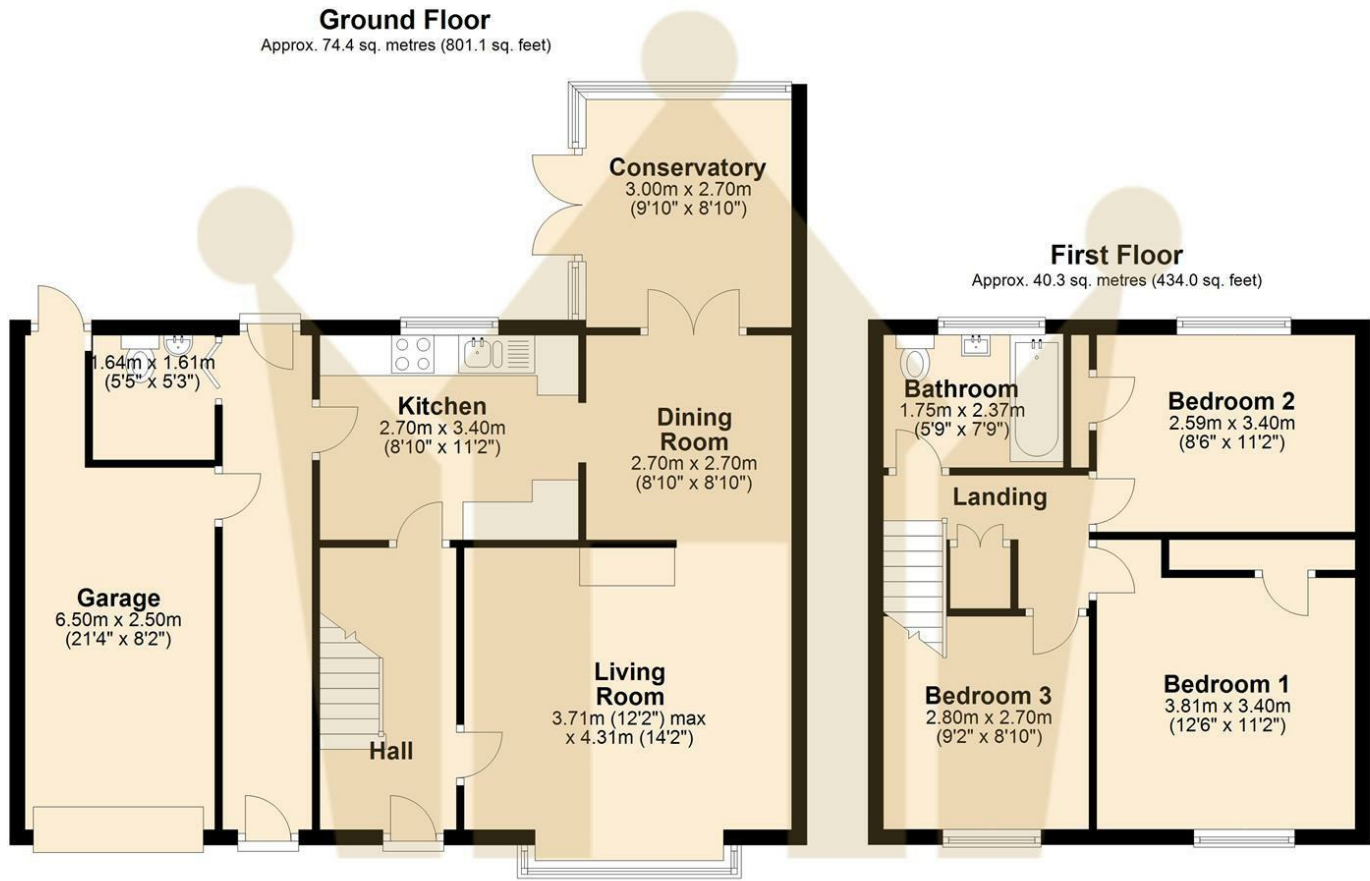


Hall	
Living room	12'2 x 14'4 (3.71m x 4.37m)
Dining room	8'10 x 8'10 (2.69m x 2.69m)
Conservatory	9'10 x 8'10 (3.00m x 2.69m)
Kitchen	8'10 x 11'2 (2.69m x 3.40m)
Cloakroom	5'5 x 5'3 (1.65m x 1.60m)
Bedroom one	12'6 x 11'2 (3.81m x 3.40m)
Bedroom two	8'6 x 11'2 (2.59m x 3.40m)
Bedroom three	9'2 x 8'10 (2.79m x 2.69m)
Bathroom	5'9 x 7'9 (1.75m x 2.36m)
Garage	21'4 x 8'2 (6.50m x 2.49m)






KING
HOMES



Total area: approx. 114.7 sq. metres (1235.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	89
(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			
(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	