



Hadrians Walk, Alcester, B49 5HD

Offers in excess of £350,000



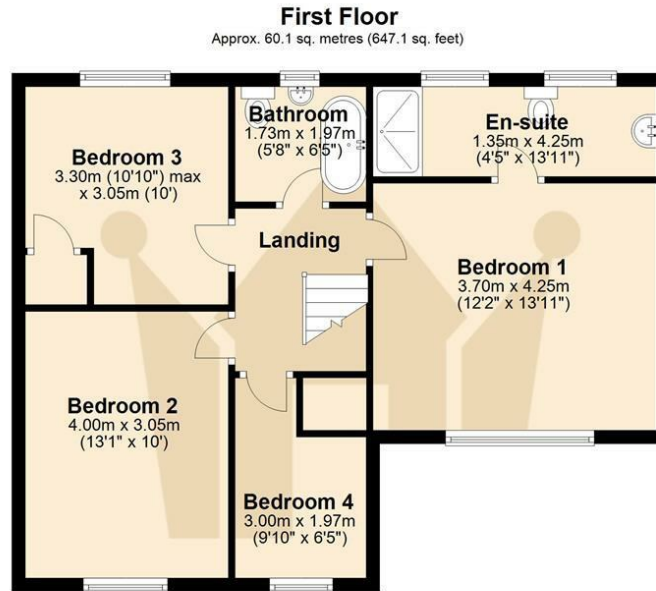
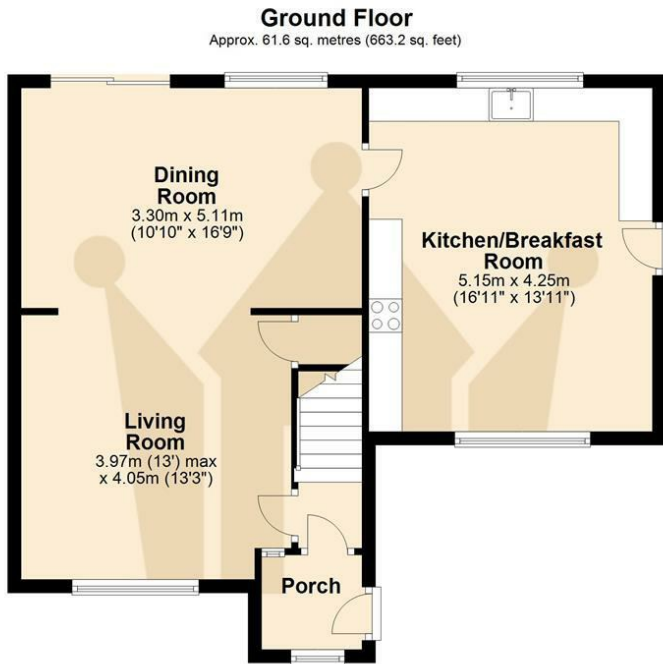
A spacious family home with four bedrooms in the highly desirable area of Alcester. This property has been expanded and features an entrance hallway, open plan lounge and dining area with sliding doors to the rear garden, and a kitchen dining room. The first floor includes four bedrooms, with the master bedroom having an en suite, and a family bathroom. The property also boasts a good-sized rear garden and a driveway for off-street parking for up to two cars. Being sold with NO CHAIN.



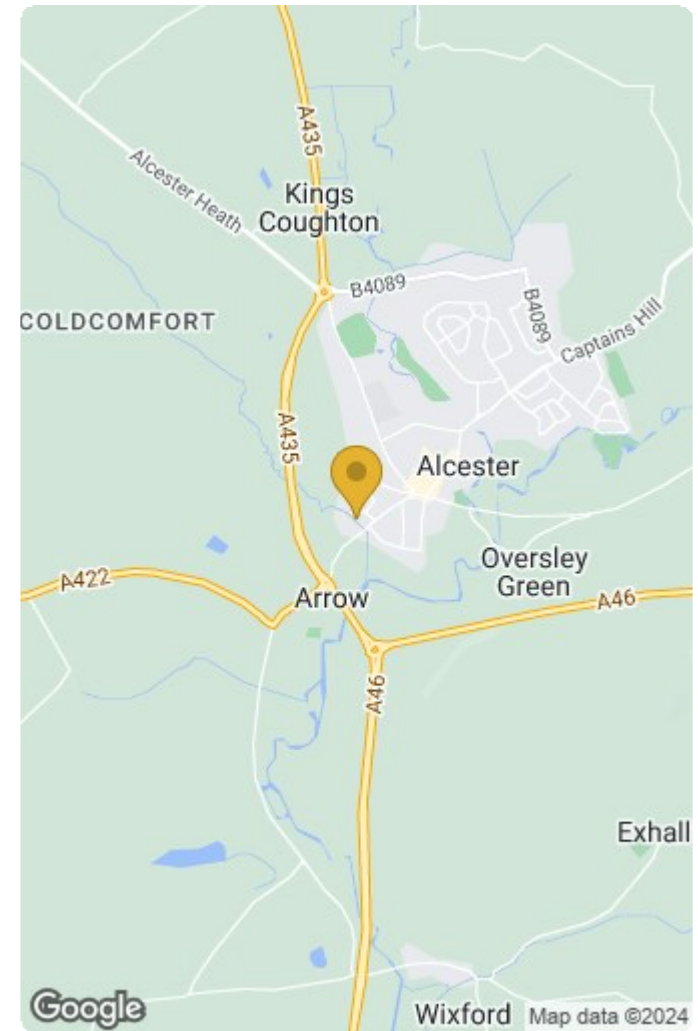
Porch	
Living Room	13'0" x 13'3" (3.97m x 4.05m)
Dining Room	10'9" x 16'9" (3.30m x 5.11m)
Kitchen/Breakfast Room	16'10" x 13'11" (5.15m x 4.25m)
Bedroom One	12'1" x 13'11" (3.70m x 4.25m)
En Suite	4'5" x 13'11" (1.35m x 4.25m)
Bedroom Two	13'1" x 10'0" (4.00m x 3.05m)
Bedroom Three	10'9" x 10'0" (3.30m x 3.05m)
Bedroom Four	9'10" x 6'5" (3.00m x 1.97m)
Bathroom	5'8" x 6'5" (1.73m x 1.97m)







Total area: approx. 121.7 sq. metres (1310.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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			
(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	