



Croft Lane, Alcester, B49 6PA

£375,000



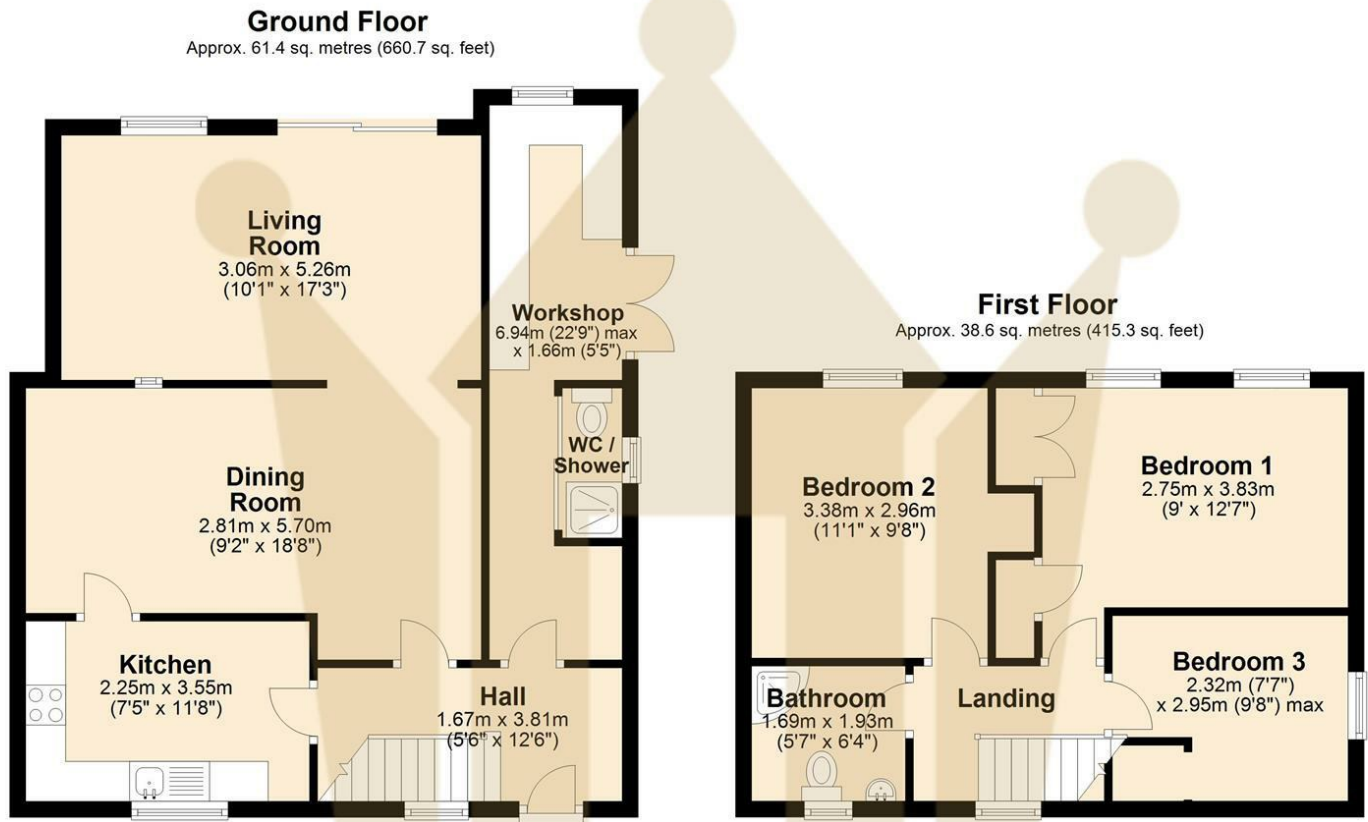
Located in the highly sought-after area of Temple Grafton, this property features an expansive stone driveway at the front, which leads to the entrance hallway. This hallway includes a staircase ascending to the first floor and provides access to a workshop area equipped with a shower room and W/C, along with doors that open to the side of the property. The fitted kitchen area connects to the dining room, which has a log burner and in turn opens into an extension currently utilised as a lounge, complete with sliding doors that lead to the garden. On the first floor, there are three bedrooms, two of which boast windows facing the rear, offering picturesque views of the fields. Additionally, there is a newly installed shower room. The exterior showcases a lovely rear garden featuring a paved patio area ideal for outdoor dining, leading to a stoned section with a pathway that guides you to a lawn adorned with mature shrubs and planters along the borders, complemented by a side gate that provides access to the front of the property.



Entrance hallway	5'5" x 12'5" (1.67 x 3.81)
Kitchen	7'4" x 11'7" (2.25 x 3.55)
Dining Room	9'2" x 18'8" (2.81 x 5.70)
Living Room	10'0" x 17'3" (3.06 x 5.26)
Utility	22'9" x 7'5" (6.94 x 2.29)
Bedroom One	9'0" x 12'6" (2.75 x 3.83)
Bedroom Two	11'1" x 9'8" (3.38 x 2.96)
Bedroom Three	7'7" x 9'8" (2.32 x 2.95)
Bathroom	5'6" x 6'3" (1.69 x 1.93)







Total area: approx. 100.0 sq. metres (1076.0 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		79

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		