



Glebe Road, Alcester, B49 6FD

Guide price £350,000



**** Fantastic Location ** Three Bedrooms ** Semi-Detached ** Landscaped Rear Garden ** Driveway Parking ** Open Plan Kitchen Diner **** A beautifully presented three-bedroom semi-detached Redrow home, set in a sought-after location within easy reach of Alcester town centre, excellent schools, and local amenities. Positioned on a private drive overlooking green space, the property offers a well-planned interior featuring a welcoming hallway with a downstairs WC and under-stairs storage, a bright front-facing living room with a large window, and a stylish open-plan kitchen/dining room to the rear. The kitchen is fitted with contemporary units and integrated appliances, with French doors opening out to the rear garden, making it ideal for entertaining and family living.



This beautifully presented three-bedroom semi-detached home, built by Redrow, is positioned within easy reach of Alcester town centre, excellent local schools and a range of amenities.

Set along a private drive in a desirable position overlooking green space, this attractive home is approached via a block-paved driveway providing parking for three vehicles. The property combines a traditional exterior with a smartly laid-out modern interior, beginning with a welcoming reception hall that includes a useful downstairs WC and a handy under-stairs storage cupboard. To the front, the living room features a large window, creating a bright and comfortable space to relax. To the rear, an open-plan kitchen/dining room is fitted with a range of contemporary units and integrated appliances, with French doors opening out to the garden—ideal for entertaining or family life.

Upstairs, the main bedroom benefits from built-in wardrobes and an en-suite shower room. Two further bedrooms and a modern family bathroom complete the first floor, all accessed from a bright landing.

The rear garden has been thoughtfully landscaped, featuring a paved patio area immediately to the rear of the house, with steps leading up to a lawned section and a further raised patio—ideal for outdoor dining or relaxing. Raised planting beds border the garden, adding interest and colour, while a garden shed provides useful storage. The garden is fully enclosed by fencing and benefits from gated side access to the front of the property.

This is a superb home offering space, style and convenience in a well-regarded location.

ALCESTER is a charming and historic market town in Warwickshire, known for its picturesque streets, and vibrant community atmosphere, with a range of independent shops, cafés, traditional pubs, and local amenities. Surrounded by beautiful countryside, Alcester offers plenty of opportunities for outdoor pursuits, from riverside walks to exploring the Ragley Hall Estate. Despite its peaceful setting, the town enjoys excellent transport links, with easy access to Stratford-upon-Avon, and Birmingham, as well as major road networks including the A46 and M40.

Hall

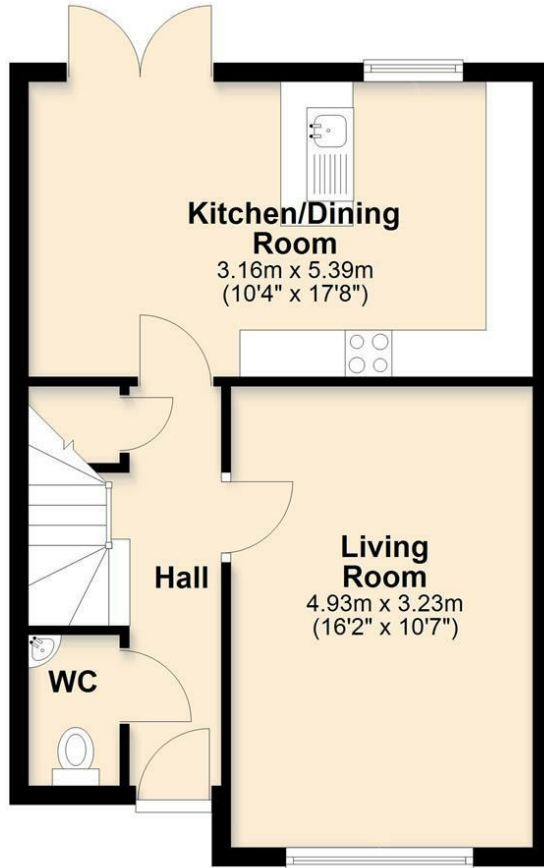
| | |
|---------------------|--------------------------------|
| WC | |
| Living Room | 16'2" x 10'7" (4.93m x 3.23m) |
| Kitchen/Dining Room | 10'4" x 17'8" (3.16m x 5.39m) |
| Landing | |
| Bedroom 1 | 12'1" x 8'10" (3.70m x 2.70m) |
| En-suite | |
| Bedroom 2 | 10'2" x 10'0" (3.11m x 3.05m) |
| Bedroom 3 | 10'11" x 7'7" (3.33m x 2.31m) |
| Bathroom | 5'3" x6'9" (1.61m x2.06m) |





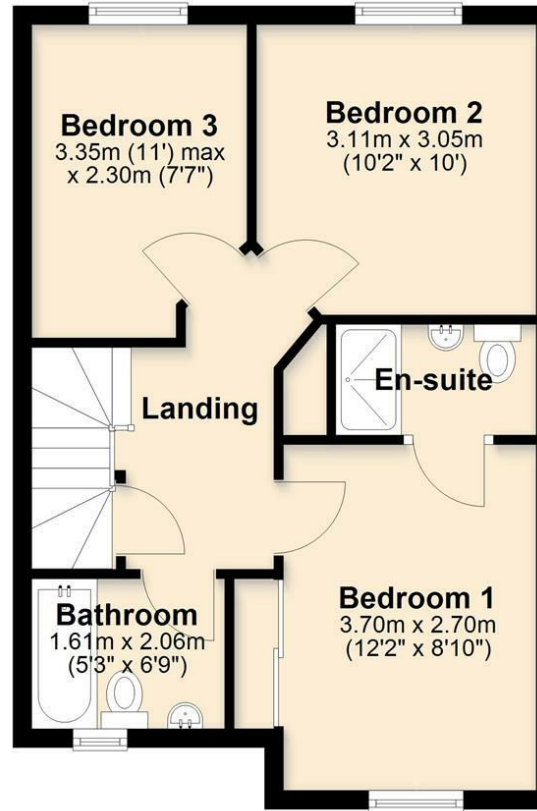
Ground Floor

Approx. 42.7 sq. metres (459.8 sq. feet)

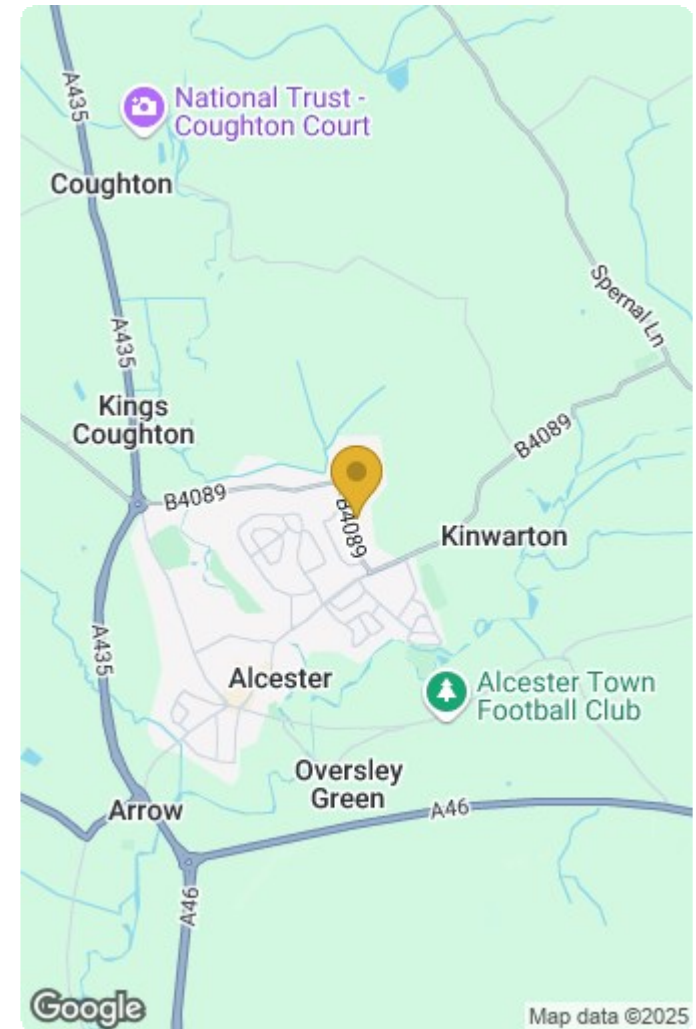


First Floor

Approx. 42.5 sq. metres (457.6 sq. feet)



Total area: approx. 85.2 sq. metres (917.4 sq. feet)



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 94 |
| (81-91) B | 82 | |
| (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 | |