



**Fairwater Crescent, Alcester, B49 6QX**

**Offers over £315,000**

  
**KING**  
HOMES



**\*\* UNEXPECTEDLY BACK ON THE MARKET \*\* NO ONWARD CHAIN \*\* Three Bedrooms \*\* Semi-Detached \*\* Garage \*\* Driveway Parking \*\***

Conveniently located close to local schools this well-balanced home offers a light-filled and practical layout ideal for family living. The bright living room sits to the front, while a separate dining room flows into the conservatory, creating a lovely space to relax or entertain with views over the garden. The kitchen is positioned to the rear with direct access outside. Upstairs, there are three bedrooms – two doubles and a versatile third – along with a family bathroom. The private rear garden features a patio, lawn, and established planting, while the garage provides useful storage. No onward chain.



Set behind an established foregarden featuring a lawn, mature hedgerow, and trees, the home enjoys a welcoming first impression and a good degree of privacy. A driveway to the side provides off-road parking and leads to the garage.

A covered porch opens into the main hallway, where stairs rise to the first floor and double doors lead into the bright, comfortable living room — an ideal space for everyday living.

To the rear, a separate dining room flows into the conservatory — a lovely spot to relax and enjoy garden views, with direct access to the patio. The kitchen, located just off the dining area, also has a door opening to the rear garden, perfect for day-to-day use and outdoor dining.

Upstairs, there are three bedrooms: two doubles and a third that works perfectly as a child's room, home office, or dressing room. The first floor is completed by a family bathroom.

The rear garden is private featuring a paved patio for seating and dining, a neat lawn, and a variety of established plants and shrubs that add colour and interest throughout the year. The garage offers valuable additional storage.

This well-balanced and comfortable home is perfect for anyone looking to move quickly and enjoy a lovely setting both inside and out.

**LOCATION-** Perfectly Positioned for Families;  
This fantastic home is ideally situated just a few minutes walk from Alcester Grammar School and the town's historic High Street, offering easy access to local shops, cafés, and amenities.

For those with school-age children, this home provides unparalleled convenience, as students can walk to Alcester Academy Secondary School and Saint Benedict's Catholic High School and St Nicholas C of E Primary School. With its combination of excellent schools, green spaces, and a welcoming community, this location is perfect for family living.

**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.

**Porch**

**Hall**

**Living Room** 13'6" x 12'5" (4.12m x 3.79m)

**Dining Room** 10'4" x 8'3" (3.16m x 2.53m)

**Conservatory** 6'8" x 9'6" (2.05m x 2.91m)

**Kitchen** 10'5" x 7'2" (3.18m x 2.20m)

**Landing**

**Bedroom 1** 12'10" x 9'1" (3.92m x 2.77m)

**Bedroom 2** 9'1" x 9'3" (2.77m x 2.83m)

**Bedroom 3** 9'10" x 6'9" (3.02m x 2.06m)

**Bathroom** 6'2" x 6'1" (1.88m x 1.87m)











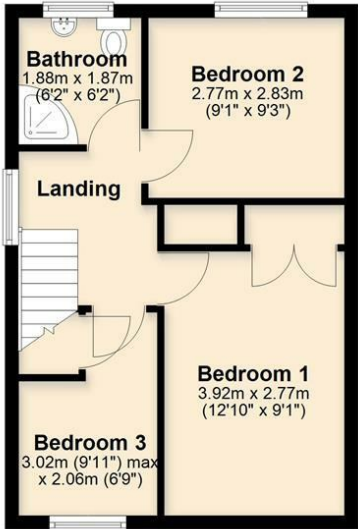
Ground Floor

Approx. 60.2 sq. metres (648.0 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.4 sq. feet)



Total area: approx. 96.4 sq. metres (1037.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	