



Birmingham Road, Alcester, B49 5EP

Guide price £270,000



**** Two Double Bedrooms ** Refurbished combining modern comforts with character charm ** Two Reception Rooms ** Private Rear Garden **** A beautifully refurbished double-fronted period home just moments from Alcester Grammar School and a short stroll from the town centre, this stylish two-bedroom semi-detached property blends charming character features—such as exposed timbers and a log-burning stove—with modern finishes throughout. With two spacious reception rooms, a re-fitted kitchen, generous double bedrooms, and a sunny southwest-facing garden, it offers the perfect balance of comfort, convenience, and kerb appeal, making it an ideal choice for buyers seeking a well-presented home in a highly desirable location.



This charming two-bedroom, double-fronted semi-detached period property offers beautifully refurbished accommodation, combining character features with modern finishes throughout. Set in a highly desirable location just a short walk from Alcester Grammar School and the town centre, it provides an appealing blend of convenience, style, and historic charm.

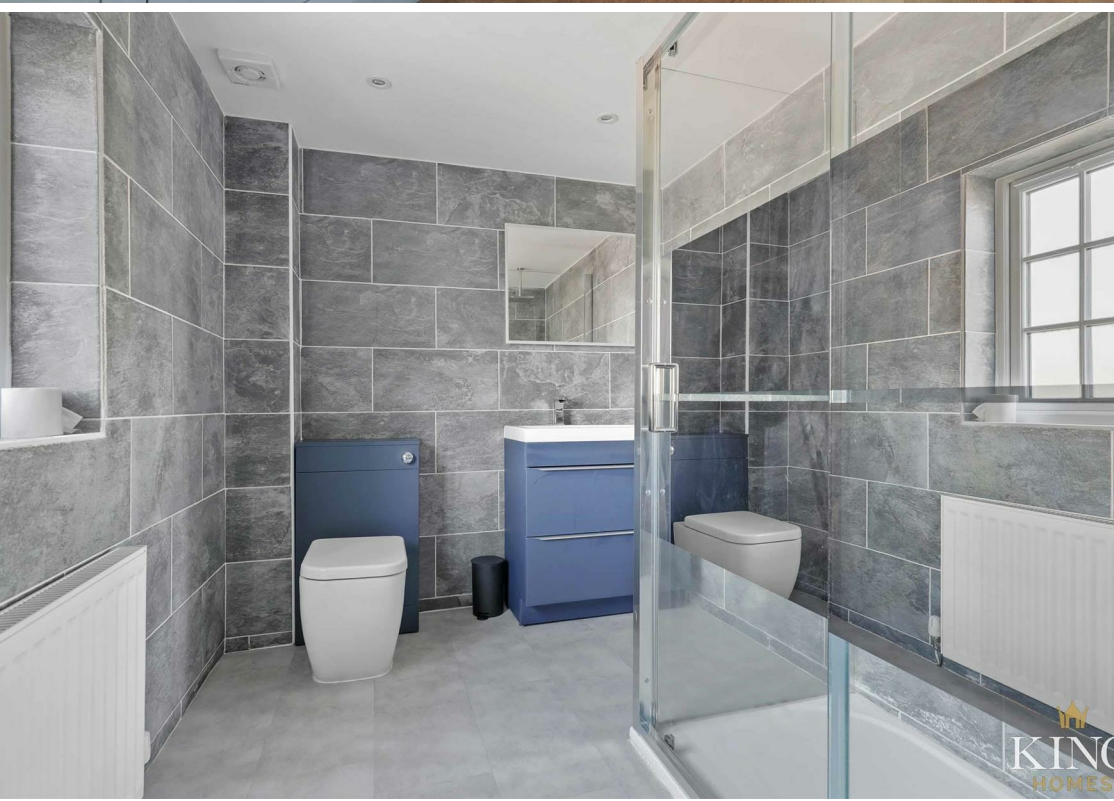
The ground floor enjoys a natural flow between the welcoming lounge, separate dining room, and stylish re-fitted kitchen. Each space has been thoughtfully finished, with attractive feature flooring enhancing the home’s character while providing a modern, cohesive feel. The warm and inviting lounge features exposed timbers and a log-burning stove which immediately showcase the property’s character. This cosy yet spacious room forms the heart of the home and is ideal for relaxing or entertaining. From here, the layout flows naturally into a separate dining room positioned at the front of the house. This additional reception space offers flexibility, whether used for formal dining, a work-from-home area, or a quiet reading room. The kitchen sits to the rear and has been sympathetically re-fitted to combine modern practicality with a light, welcoming feel. Its thoughtful layout provides ample workspace and storage, and its position at the back of the house allows it to enjoy views of the garden while offering easy access from the main living areas.

Upstairs, the property features two comfortable double bedrooms, each finished in a stylish, neutral décor and filled with natural light. Both rooms provide generous space for furniture and offer a peaceful atmosphere. The shower room has also been re-fitted, presenting a clean contemporary finish with modern fixtures and a practical layout.

Outside, the property benefits from a sunny southwest-facing rear garden that offers an ideal space for outdoor dining, gardening, or simply enjoying the afternoon and evening sun.

This beautifully improved period home offers character, comfort, and a superb position close to excellent amenities—an ideal choice for a range of buyers seeking a quality property in Alcester.

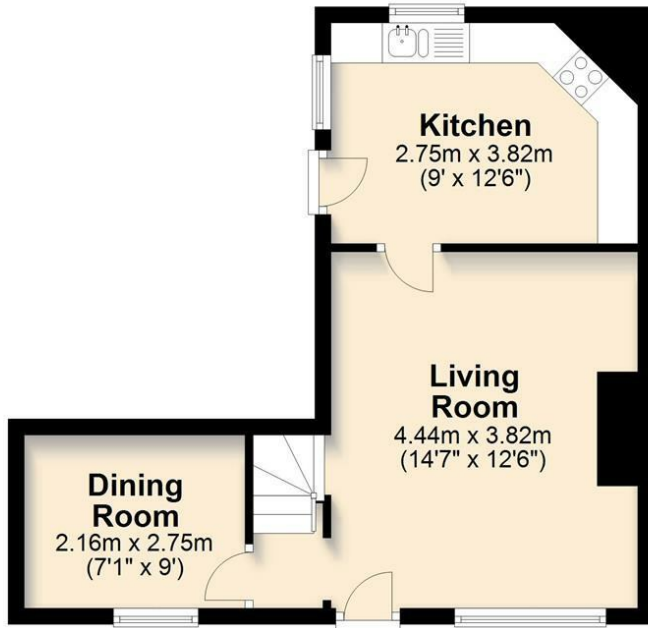
Living Room	14'6" x 12'6" (4.44m x 3.82m)
Dining Room	7'1" x 9'0" (2.16m x 2.75m)
Kitchen	9'0" x 12'6" (2.75m x 3.82m)
First Floor Landing	
Bedroom 1	14'6" x 8'1" (4.44m x 2.48m)
Bedroom 2	9'0" x 12'5" (2.75m x 3.81m)
Bathroom	4'10" x 5'5" (1.48m x 1.67m)





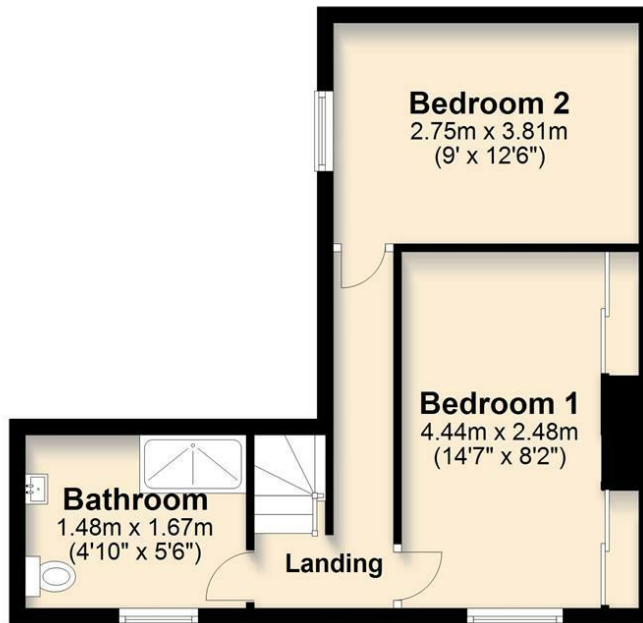
Ground Floor

Approx. 36.1 sq. metres (388.5 sq. feet)

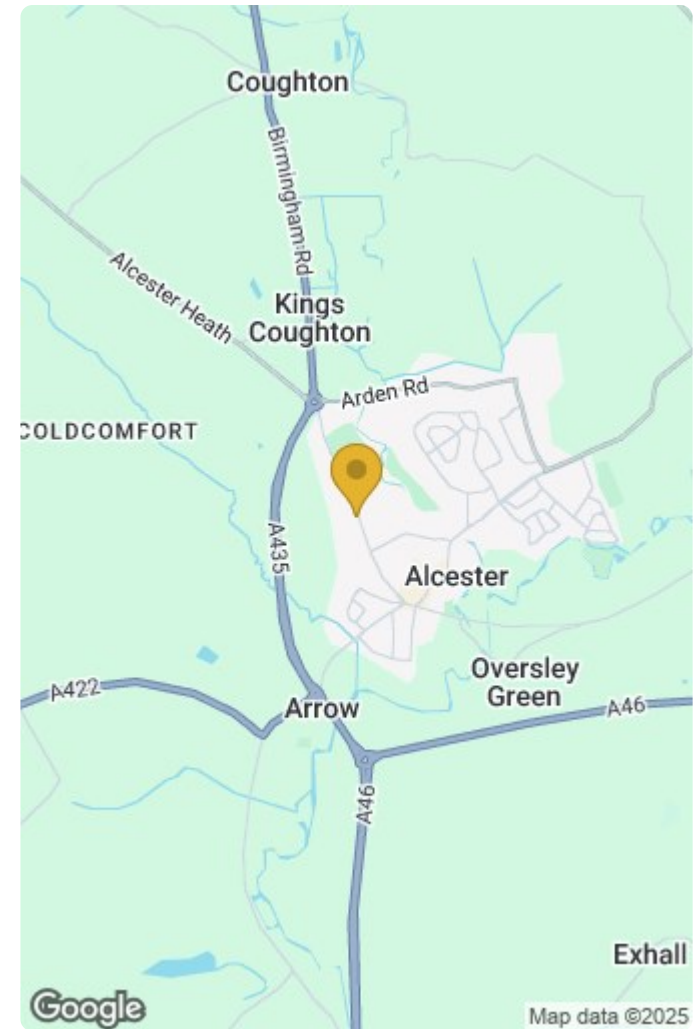


First Floor

Approx. 33.1 sq. metres (356.5 sq. feet)



Total area: approx. 69.2 sq. metres (745.0 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	

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		
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Not environmentally friendly - higher CO ₂ emissions		
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