



27 Henley Street  
Alcester, B49 5QX  
Guide Price £475,000



An excellent opportunity to purchase this charming double fronted Grade II, four bedroom home which oozes character. Situated in the sought after location of Alcester with exposed timber beams and beautiful original features throughout. The property boasts approximately 2145 sq ft. and briefly comprises of; dining room, lounge, kitchen/breakfast room, a cellar, to the first floor two good-sized bedrooms and family bathroom, to the second floor, two further bedrooms and a shower room.

The property is within easy walking distance of the many amenities that Alcester has to offer. These include; shops, cafés, restaurants, pubs, a post office, a doctor's surgery, as well as both primary and secondary schools. The town is within easy access of the A46, A422 and A435 which, in turn, provide links to the M5, M6 and M42 motorways. There are also regular bus services, which run to Bidford-on-Avon, Evesham, Redditch, Stratford-upon-Avon and Studley.

### Dining Room

10'2" x 16'4" (3.1m x 5m)

A solid oak front door invites you into an entrance dining room, having a single glazed window to the front elevation with secondary glazing behind. Exposed timbers and a large fitted pine corner cupboard and a single panel radiator.

### Living Room

12'5" x 15'5" (3.8m x 4.7m)

Having a single glazed sash window with secondary glazing behind with a window seat. Central open fireplace with gas insert and a wooden surround. Solid pine door leading to a useful storage cupboard and a double panel radiator.

### Kitchen/Diner

15'5" x 14'1" (4.7m x 4.3m)

Having a brick-built Inglenook fireplace with open fire, a range of wall and base units with solid worktops over. Tile splashbacks and tile effect vinyl flooring, four ring hob with double oven below, ceramic sink with mixer tap over and space for a fridge and washing machine. Single glazed window to the side elevation and a double panel radiator. There is a solid wood door giving external access to the outside and a solid oak door leading to;

### Cellar

14'9" x 13'9" (4.5m x 4.2m)

Having flagstone flooring, decent head height and power and lighting.

Staircase in the kitchen leading to the first floor with a spacious galleried landing with exposed timbers and many original features with a single glazed window to the side elevation.

### Bedroom One

12'1" x 15'8" (3.7m x 4.8m)

A generously sized master bedroom having a

single glazed window with secondary glazing behind and exposed timbers.

### Bedroom Two

10'5" x 15'8" (3.2m x 4.8m)

A double bedroom having a single glazed window to the front elevation with secondary glazing behind and a bench seat under. Original central fireplace with pine surround and exposed timbers to the ceiling.

### Family Bathroom

9'2" x 10'9" (2.8m x 3.3m)

An original pine door with frosted windows either side welcomes you into a three-piece family bathroom, having a corner bath with mixer tap, showerhead and electric shower over, WC, hand basin with vanity unit below and corner cupboard housing the hot water cylinder.

### Second Floor Landing

Spacious galleried landing, with a useful walk in wardrobe, having many exposed timbers and a single glazed window to the side elevation.

### Bedroom Three

12'9" x 16'4" (restricted head height) (3.9m x 5m (restricted head height))

Having many exposed timbers and a single glazed dormer window to the front elevation.

### Bedroom Four

10'5" x 16'0" (restricted head height) (3.2m x 4.9m (restricted head height) )

Having many exposed timbers, original stone fireplace and single glazed dormer window to the front elevation.

An original pine door with windows either side invites you into;

### Bathroom

10'2" x 5'10" (restricted head height) (3.1m x 1.8m (restricted head height))

Having a double shower with electric shower over, WC and hand basin and useful linen cupboard.

### Outside

To the side of the property, either side of the door there is space for a variety of plant pots ideal for the low maintenance gardener.

### Additional Information

Services:

Mains drainage, electricity, gas and water are connected to the property.

Tenure:

The property is Freehold. Vacant possession will be given upon completion of the sale.

Council Tax:

Stratford-on-Avon District Council - Band D

Fixtures & Fittings:

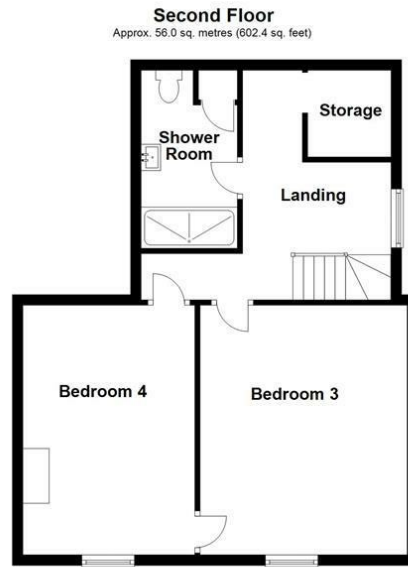
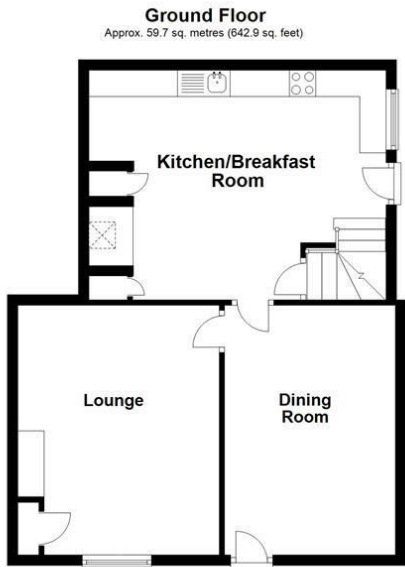
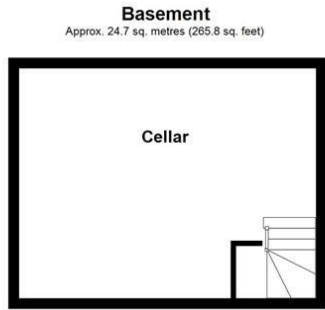
All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

Strictly by prior appointment with Earles (01789 330 915/01564 794 343).

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Total area: approx. 198.3 sq. metres (2134.5 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.  
Plan produced using PlanUp.



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	
		49	75

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	



