



EARLES
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21 Ropewalk
Alcester, B49 5DD
£425,000

Address: 21 High Street, Alcester, Warwickshire, B49 5AE - Email: info@earlesgroup.co.uk - Telephone: 01789 330 915

An excellent opportunity to purchase a three/four bedroom, detached family home benefitting from a downstairs bedroom with an en-suite shower room, located within a stones throw away from the popular Alcester High Street. The accommodation is arranged over two floors, which briefly comprises of; spacious hallway, generously sized living room, dining room, fitted kitchen, utility room and Orangery. Also to the ground floor is a converted garage which is now a generously sized double bedroom with an ensuite shower room. To the first floor are three generously sized bedrooms, family bathroom and a separate WC. Outside to the rear is a secluded garden which is mainly laid to block paving with an elevated artificial lawned area with raised beds. To the front is a block paved drive with a block paved fore garden to the side. No upward chain.

UPVC Porch

6'2" x 2'7" (1.9m x 0.8m)

Having a ceramic tiled floor, UPVC sliding door and UPVC door leading to;

Hallway

6'1" x 14'9" (1.86m x 4.52m)

Having a staircase leading to the first floor, wall mounted radiator and doors allowing access to ground floor rooms.

Living Room

12'8" x 13'0" (3.87m x 3.98m)

Having a large double glazed window to the front elevation with double panel radiator below. Central gas fire and open archway leading to;

Dining Room

9'10" x 11'3" (3m x 3.43m)

Having a double panel radiator, door leading to the kitchen and timber glazed doors leading to;

Orangery

11'7" x 11'6" (3.54m x 3.53m)

Having a ceramic tiled floor, UPVC double glazed windows and UPVC double glazed French doors leading to the rear garden.

Kitchen

9'0" x 9'6" (2.75m x 2.92m)

Having a UPVC double glazed window to the rear elevation, a range of wall/base units with laminate worktops over. Ceramic sink with mixer tap over, four-ring electric hob, fitted double oven and space for dishwasher and fridge freezer.

Utility

9'10" x 8'6" (3m x 2.6m)

Having a range of wall/base units with laminate worktops over, space and plumbing for a washing machine and tumble dryer. Windows to the rear elevation with double panel radiator below and a glazed door allowing access to the rear garden.

Ground Floor Bedroom

9'10" x 9'2" (3m x 2.8m)

Having a large double glazed window to the front elevation, a single panel radiator and a concealed cupboard housing the electricity meter.

En Suite Shower Room

5'1" x 6'3" (1.55m x 1.93m)

Having a ceramic tiled floor, WC and hand basin and a corner shower with electric shower over.

Spacious Galleried Landing

Having a UPVC double glazed window to the side elevation allowing natural light to flow through.

Bedroom One

9'10" x 13'1" (3m x 4m)

Having a double glazed window to the front elevation, a range of fitted bedroom furniture consisting of; a large wardrobe, chest of drawers and bedside tables.

Bedroom Two

9'10" x 11'4" (3m x 3.46m)

Having a double glazed window to the rear elevation.

Bedroom Three

9'0" x 9'10" max (2.76m x 3m max)

A generously sized third bedroom, having a double glazed window to the front elevation.

Family Bathroom

9'0" x 6'1" (2.76m x 1.86m)

Having ceramic tiles to all four walls, a corner bath with mixer tap over, bidet and sink with vanity unit below. A corner cupboard housing a wall mounted Worcester Bosch Gas Combination boiler.

WC

3'1" x 5'10" (0.95m x 1.78m)

Having ceramic tiles to half height, a UPVC double glazed window to the side elevation and a WC.

Rear Garden

A private rear Westerly facing garden which is mainly laid to block paving providing a relaxed seating area with a veranda over. Raised artificial lawn with raised beds

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 E

Fixtures & Fittings:

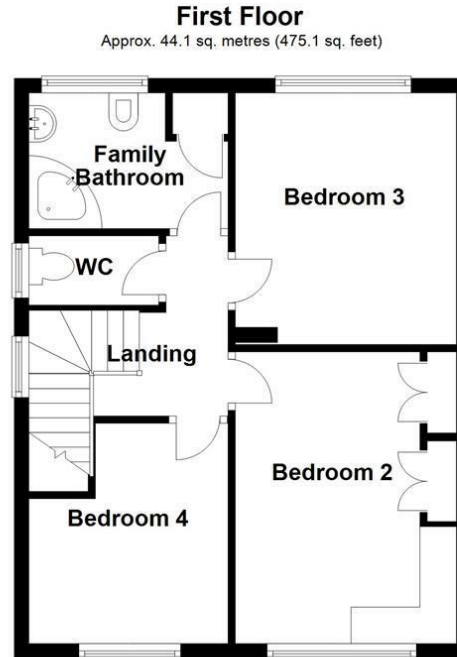
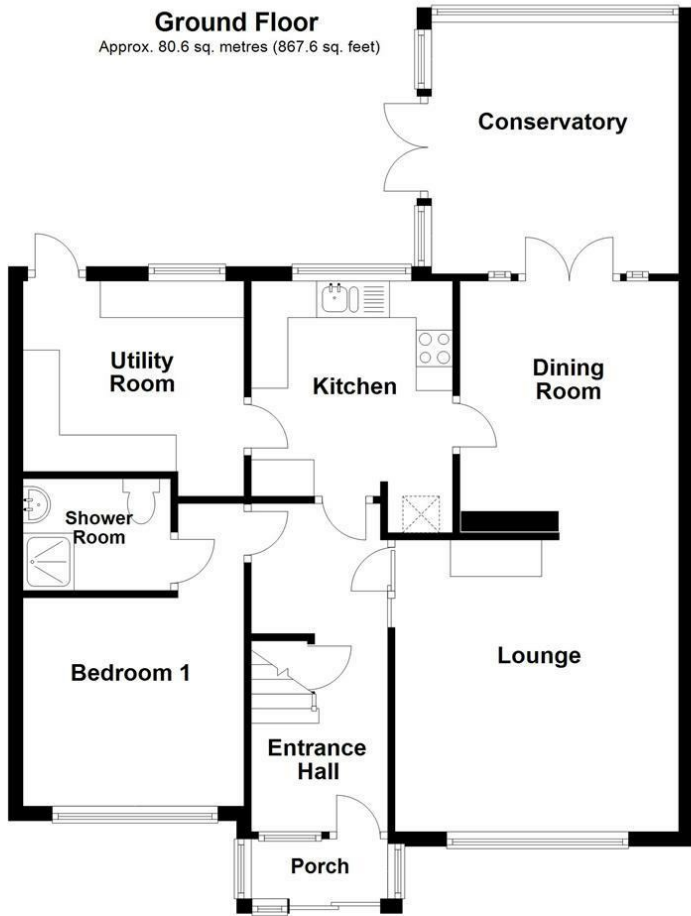
All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

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

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Total area: approx. 124.7 sq. metres (1342.7 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	
		66	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	

