



The Old Dairy  
3 Arrow Grange  
Alcester  
B49 5PJ

Offers In Excess Of £650,000

An excellent opportunity to purchase a much improved, extended detached bungalow known as 'The Old Dairy'. Arranged over one floor the property briefly comprises of; entrance hall, open plan kitchen dining family room, living room, WC, three bedrooms, the master having an en-suite, family bathroom and study. Outside to the rear is a mature garden which is mainly laid to lawn with a patio area and a gate leading to a gravel driveway providing parking for two vehicles. To the front of the property there is access to a generously sized garage with ample parking in front.

#### Entrance Hall

9'2" x 9'6" (2.8m x 2.9m)

Having a natural stone floor with two oak panel doors, one leading to a WC which has a WC, handbasin and wall mounted radiator. The other leading to a spacious cloakroom. Timber glazed French doors lead into;

#### Dining Room

15'8" x 12'9" (4.8m x 3.9m)

Having a natural stone floor with UPVC double glazed windows to the front elevation. Opening to;

#### Kitchen / Family Room

29'2" x 12'1" (8.9m x 3.7m)

Having a natural stone floor, a range of wall and base units with granite worktops over, central island with a solid oak worktop over. Double Belfast sink with mixer tap over, space for a Range style cooker and fridge freezer. Two UPVC double glazed windows looking onto the rear garden, UPVC glazed patio doors leading to the side garden and oak bi-fold doors leading to the rear garden. Oak panel door providing access to a spacious cupboard.

#### Living Room

18'8" x 14'1" (5.7m x 4.3m)

Having a large Inglenook fireplace with gas stove. Three UPVC double glazed windows to the front and side elevation, two sets of UPVC double glazed French doors leading to the rear garden.

#### Hallway

20'11" x 3'3" (6.4m x 1m)

#### Bedroom One

14'5" x 14'1" (4.4m x 4.3m)

Having two UPVC double glazed windows to the rear elevation, a large fitted wardrobe and doorway leading to;

#### En-Suite Bathroom

14'1" x 6'10" (4.3m x 2.1m)

Having a ceramic tiled floor, WC, bath with shower head and mixer tap over, large walk in shower with rainfall shower head over and hand basin inset to an oak vanity unit. UPVC double glazed frosted window to the rear elevation.

#### Bedroom Two

14'5" x 10'9" (4.4m x 3.3m)

Having a UPVC double glazed window to the front elevation, a range of fitted wardrobes, cupboards and dressing table.

#### Bedroom Three

11'1" x 10'2" (3.4m x 3.1m)

Having a UPVC double glazed window to the front elevation and loft hatch with pull down ladder providing access.

#### Family Bathroom

5'10" x 10'2" (1.8m x 3.1m)

Having wood effect laminate flooring, a bath with shower over, WC and hand basin. UPVC double glazed frosted window to the front elevation. Doorway leading to airing cupboard housing a wall-mounted Baxi boiler and plumbing for a washing machine.

#### Study

8'10" x 8'6" (2.7m x 2.6m)

Having a Velux window allowing natural light into the room, many plug sockets.

#### Tandem Garage

12'5" x 32'5" (3.8m x 9.9m)

Having an up and over door, power and lighting, a range of base units with a composite sink inset with mixer tap over. UPVC double glazed window to the side and UPVC glazed door providing pedestrian access.

#### Additional Information

Services:

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

Tenure:

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

Council Tax:

Stratford-on-Avon District Council - Band E

Fixtures & Fittings:

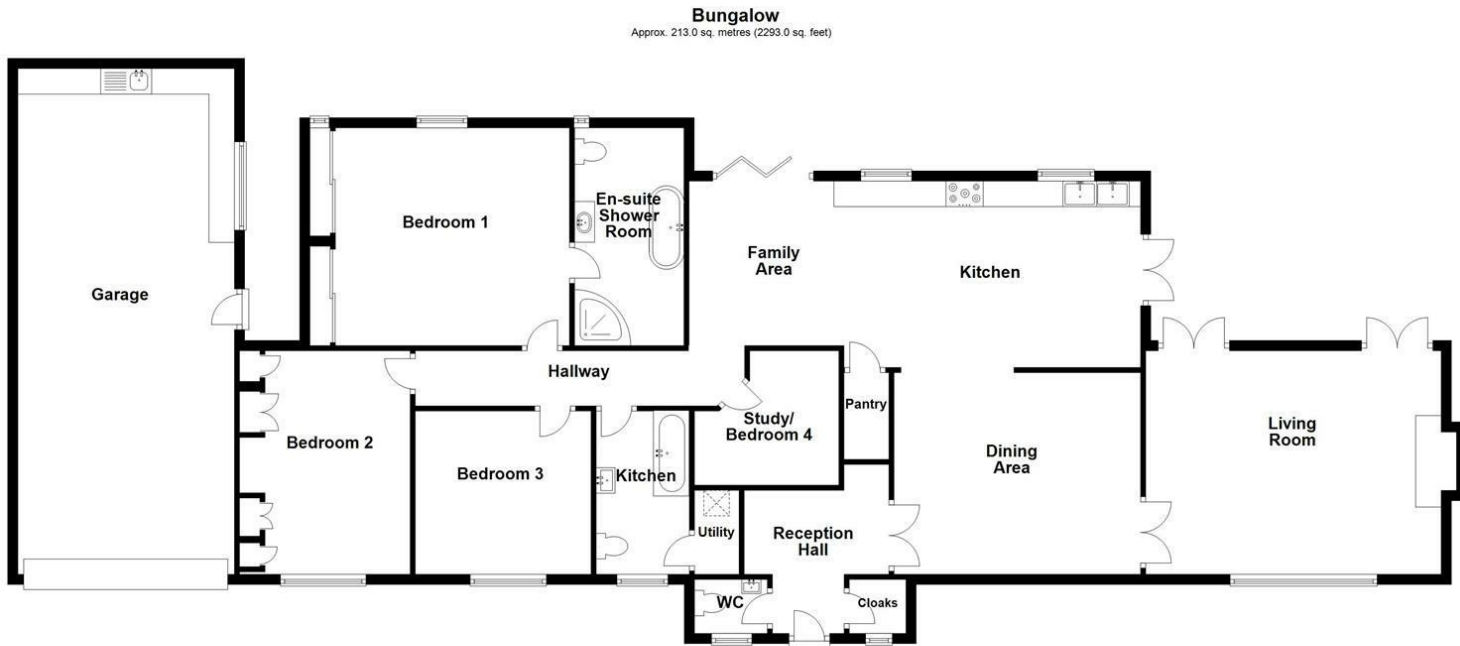
All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(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 <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	

Total area: approx. 213.0 sq. metres (2293.0 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.

