



20 Throckmorton Road
Alcester
B49 6QA

Offers In Excess Of £350,000

An excellent opportunity to purchase a four bedroom semi-detached extended family home, located on a popular road within the market town of Alcester. The accommodation is arranged over two floors and briefly comprises of; entrance porch, spacious hallway, kitchen/breakfast room, dining room, living room, conservatory overlooking the garden, WC and single garage. To the first floor are four bedrooms and a family bathroom. Outside to the rear is a generously sized garden which is mainly laid to lawn with well stocked borders and a patio area. No upward chain.

Kitchen/Breakfast Room

9'10" x 10'5" (3m x 3.2m)

Having a range of wall and base units with laminate worktops over, four ring gas hob and a double oven.

Dining Room

9'10" x 10'2" (3m x 3.1m)

Having a window overlooking the rear garden and an archway leading to;

Living Room

9'10" x 14'9" (3m x 4.5m)

A generously sized room having a central fireplace and window overlooking the rear garden.

Conservatory

12'5" x 7'6" (3.8m x 2.3m)

Having UPVC double glazed windows, polycarbonate roof, patio door providing access to the rear garden. Having a ceramic tiled floor, a base unit with a stainless steel sink with a hot and cold tap over.

Garage

7'6" x 19'0" (2.3m x 5.8m)

Having an up and over door and a wall mounted Worcester Bosh combination boiler.

Bedroom One

10'5" x 11'5" (3.2m x 3.5m)

Generously sized double bedroom, having a window overlooking the rear garden and a fitted wardrobe.

Bedroom Two

10'2" x 11'9" (3.1m x 3.6m)

Having a window overlooking the rear garden and a fitted wardrobe.

Bedroom Three

9'10" x 11'9" (3m x 3.6m)

Having a window overlooking the rear garden.

Bedroom Four

11'5" x 5'10" (3.5m x 1.8m)

Having a window to the front elevation and a fitted wardrobe.

Family Bathroom

10'5" x 5'10" (3.2m x 1.8m)

Having a WC, bath, corner shower and hand basin inset to a vanity unit. Two windows with frosted glass and a wall mounted towel rail.

Rear Garden

Having a generously sized garden which is mainly laid to lawn with well stocked borders and a patio area.

Additional Information

Services:

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

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps.

For more information visit:

<https://checker.ofcom.org.uk/>

Tenure:

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

Council Tax:

Stratford-on-Avon District Council - Band C

Fixtures & Fittings:

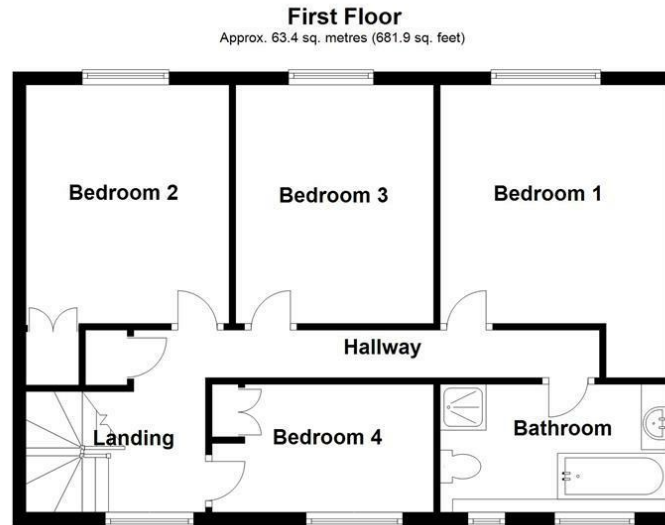
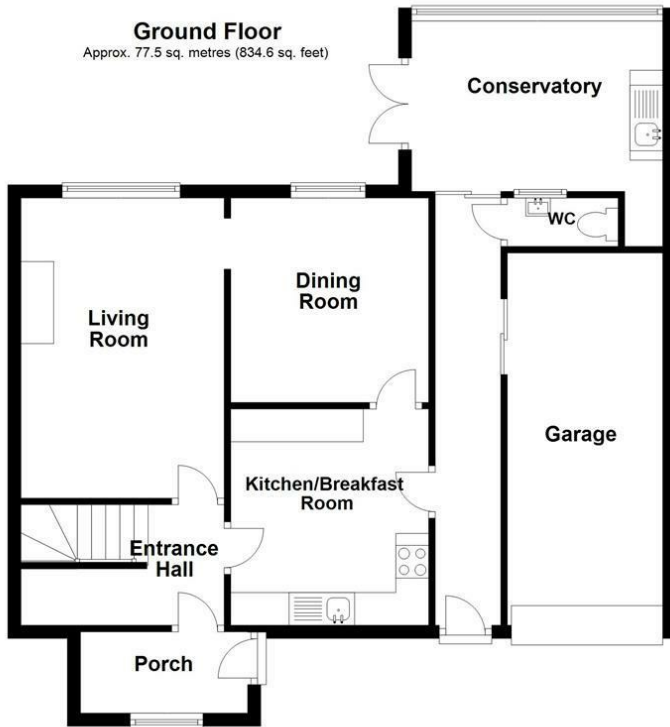
All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

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

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Total area: approx. 140.9 sq. metres (1516.5 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	

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	

