



**EARLES**  
TRUSTED SINCE 1935



72 School Road,  
Great Alne,  
Alcester,  
B49 6HQ

**Guide Price £375,000**

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

An excellent opportunity to purchase this semi-detached house located on School Road in the picturesque village of Great Alne, Alcester. This delightful property boasts three bedrooms, perfect for a growing family or those in need of extra space.

Situated in a tranquil rural location, this home offers stunning countryside views, providing a peaceful and idyllic setting for its residents. Imagine waking up to the beauty of nature right outside your window every morning.

Conveniently located just a stone's throw away from the historic town of Alcester and major towns, you'll have easy access to a range of amenities, shops, and leisure facilities. Whether you're looking for a quiet retreat or a bustling town nearby, this property offers the best of both worlds.

One of the standout features of this home is its generously sized garden, perfect for outdoor activities, gardening, or simply relaxing in the fresh air. With parking available to the front of the property, you'll never have to worry about finding a space for your vehicle.

### Entrance Porch

Having UPVC double glazed French doors leading into a;

### Reception Hall

5'10" x 14'5".m (1.8m x 4.4.m)

Having a staircase rising to the first floor and doors leading to ground floor rooms.

WC and hand basin

### Dining Room

11'9" x 13'1" (into bay) (3.6m x 4m (into bay))

UPVC double glazed window overlooking open countryside with double panel radiator below.

### Living Room

10'5" (max) x 20'4" (3.2m (max) x 6.2m)

Being extended and having UPVC double glazed French doors leading to the rear garden. Open fireplace with brick surround.

### Kitchen

6'10" x 16'8" (2.1m x 5.1m)

Having a range of wall and base units with wood effect laminate worktops over, ceramic sink with mixer tap over, four ring electric hob and single oven. Integral appliances to include; fridge and dishwasher. UPVC double glazed window overlooking the rear garden and door leading to;

### Utility Room

6'10" x 9'10" (2.1m x 3m)

Having a UPVC double glazed door leading to the rear garden, plumbing for a washing machine and doorway leading to a;

### Single Garage

6'10" x 14'9" (2.1m x 4.5m)

Having double doors allowing access to the front and a floor mounted oil fired boiler.

### First Floor

#### Bedroom One

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

A generously sized master bedroom, having a fitted wardrobe and UPVC double glazed window to the front elevation with open countryside views.

#### Bedroom Two

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

A generously sized double bedroom, having a fitted wardrobe and UPVC double glazed window to the rear elevation with open countryside views.

#### Bedroom Three

7'6" x 6'2" (2.3m x 1.9m)

Having a UPVC double glazed window to the front elevation and open countryside views.

#### Family Bathroom

7'6" x 5'2" (2.3m x 1.6m)

Having a bath with electric shower over, WC and hand basin. UPVC double glazed window to the rear elevation having open countryside views.

### Outside

#### Additional Information

Services:

Mains drainage, electricity water are connected to the property. The heating is

oil fired.

Tenure:

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

Council Tax:

Stratford-on-Avon District Council - Band D

Superfast Broadband Speed is available in the area, with predicted highest available download speed 80 Mbps and highest available upload speed 20 Mbps.

For more information visit:

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

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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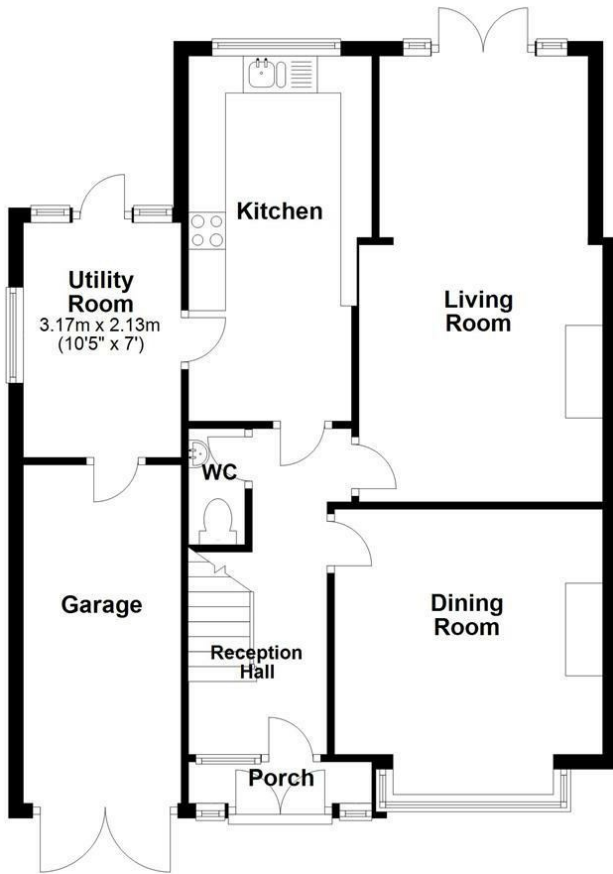
House, 266 - 268 Stratford Road, Shirley,

West Midlands, B90 3AD.



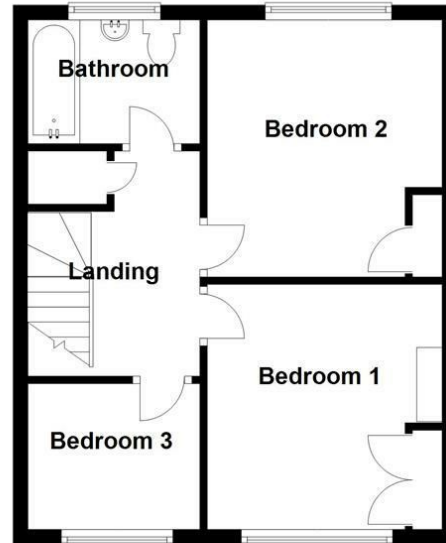
### Ground Floor

Approx. 71.9 sq. metres (774.2 sq. feet)



### First Floor

Approx. 38.6 sq. metres (415.0 sq. feet)



Total area: approx. 110.5 sq. metres (1189.2 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 <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	

