



2 Bleachfield Street
Alcester
B49 5BA

Offers In Excess Of £380,000

An excellent opportunity to purchase this four bedroom home set within walking distance of the High Street with its range of shops, cafes and restaurants.

The property briefly comprises of; living room, kitchen/dining room, utility and WC. To the first floor, two bedrooms and a shower room, and finally to the second floor, two double bedrooms one of which having an en-suite.

One of the standout features of this property is the generously sized rear garden, a rare find in the heart of Alcester.

Living Room

Having a UPVC composite front door and UPVC double glazed window, central fireplace with gas insert, staircase leading to the first floor and doorway leading to;

Dining Room

Generously sized room, having a large archway leading to;

Kitchen

Having a range of wall and base units with stone effect worktop over, ceramic tiles to splashbacks, itegeral appliances to inculde; four ring gas hob with extractor hood over, double oven, dishwasher, composite sink with mixer tap over, doorway leading to;

Utility & WC

Having UPVC double glazed door to the rear garden, WC, hand basin and plumbing for a washing machine

First Floor

Bedroom One

Generously sized master bedroom, having two sash windows to teh front elevation. A range of fitted wardrobes and dressing table.

Bedroom Two

Double bedroom, having a UPVC double glazed window to the rear elevation.

Shower Room

Having a WC, hand basin inset to vanity unit, large walk in shower with rainfall shower head over and a heated towel rail.

Second Floor

Bedroom Three

Double bedroom, having a UPVC double glazed window to the rear elevation, hand basin inset to vanity unit and fitted wardrobes.

Bedroom Four

Double bedroom having a sash window to the front elevation and walk in wardrobe.

Family Bathroom

Having ceramic tiles to all four walls, WC, hand basin and bath with mixer tap and shower head over.

Rear Garden

Outside to the rear, a generously sized garden which is approximately 190ft in length, which is mainly laid to lawn with well-stocked borders, patio area and allotment area.

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.

Broadband:

Ultrafast broadband speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 220 Mbps. For more information visit: <https://checker.ofcom.org.uk/>.

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. 119.6 sq. metres (1287.7 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	
		59	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91)	A		
(69-80)	B		
(55-68)	C		
(39-54)	D		
(21-38)	E		
(1-20)	F		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

