



102 Jacksons Place, Fields Park Drive,
Alcester, B49 6GR

£300,000

An excellent opportunity to purchase a freehold two bedroom mid-terraced retirement home, situated on the popular McCarthy & Stone development. Formally a three bedroom home where bedroom two and three have been knocked through to create one generously sized second bedroom. The property is arranged over two floors which briefly comprises of; entrance hall, fitted kitchen/dining room and living room having access to the rear garden. To the first floor are two double bedrooms, en-suite shower room and a family bathroom. The property has underfloor heating downstairs which is controlled by separate room thermostats and upstairs there are wall mounted radiators. Outside to the rear is a generously sized garden having a patio area and summer house. There is off road parking to the front.

The property is within easy walking distance of the many amenities that Alcester has to offer. These include; shops, cafés, restaurants, pubs, a post office, a doctor's surgery, as well as both primary and secondary schools. The town is within easy access of the A46, A422 and A435 which, in turn, provide links to the M5, M6 and M42 motorways. There are also regular bus services, which run to Bidford-on-Avon, Evesham, Redditch, Stratford-upon-Avon and Studley.

The property is accessed via electric double gates and pedestrian gates which leads into an enclosed block paved courtyard. The property is on the right hand side having off road parking and foregarden.

Entrance Hall

6'6" x 16'8" (2m x 5.1m)

Having a composite glazed front door with window to the side. Wood effect Amtico flooring, staircase rising to the first floor and doors leading to the ground floor rooms. There is an under-stairs cupboard, housing the electrical consumer unit and providing storage.

Kitchen/Dining Room

9'5" x 13'1" (2.88m x 4m)

Having a range of wall and base units with laminate worktops over, stainless steel sink with mixer tap over. Integral appliances to include; fitted oven, microwave, four ring hob with extractor hood over, fridge freezer, slimline dishwasher and space and plumbing for a washing machine. Ceramic tiled floor and UPVC double glazed windows to the front elevation.

Living Room

16'4" x 11'9" (5m x 3.6m)

Having wood effect Amtico flooring, UPVC patio doors to the rear garden with full length window and a central electric fireplace.

WC

3'3" x 5'2" (1m x 1.6m)

Having a WC, hand basin and a ceramic tiled floor.

Bedroom One

13'9" x 9'1" (4.2m x 2.77m)

Having wood effect laminate flooring, two UPVC double glazed windows to the rear elevation, a range of fitted cupboards and bedside tables, double fitted wardrobe with mirrored sliding doors and doorway leading to;

En-suite Shower Room

5'2" x 5'10" (1.6m x 1.8m)

Having a WC, hand basin, double shower cubicle and a heated mirror and towel rail.

Bedroom Two

16'4" x 11'1" (max) (5m x 3.4m (max))

A generously sized bedroom, having a range of fitted units and two UPVC double glazed windows to the front elevation.

Family Bathroom

5'6" x 6'5" (1.69m x 1.97m)

Having a WC, hand basin, bath with mixer taps and shower head over, a heated mirror and towel rail. Ceramic tiles to the walls and floor.

Rear Garden

Having a block paved patio area and a pathway allowing rear access.

Summer House

9'6" x 5'10" (2.9m x 1.8m)

Being built of timber construction with a wood effect laminate floor, having power and lighting.

Additional Information

Services:

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

Tenure:

We have been advised that the property is freehold with a service charge of £1344 per annum. Vacant possession will be given upon completion of the sale.

Council Tax:

Stratford-on-Avon District Council - Band D

Fixtures & Fittings:

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

Viewing:

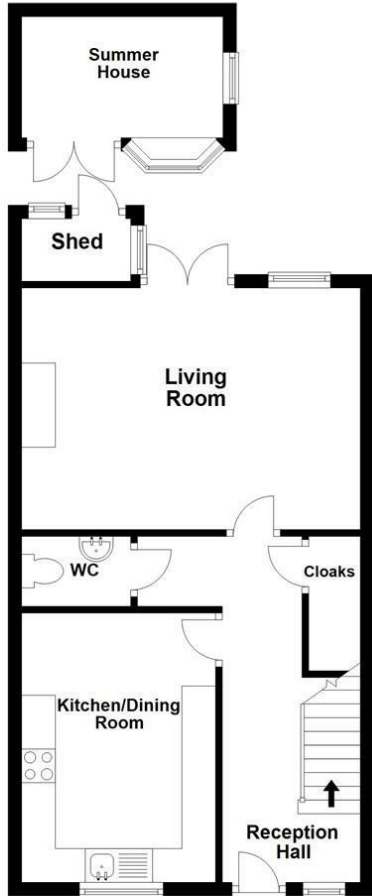
Strictly by prior appointment with Earles (01789 330 915 / 01564 794 343)

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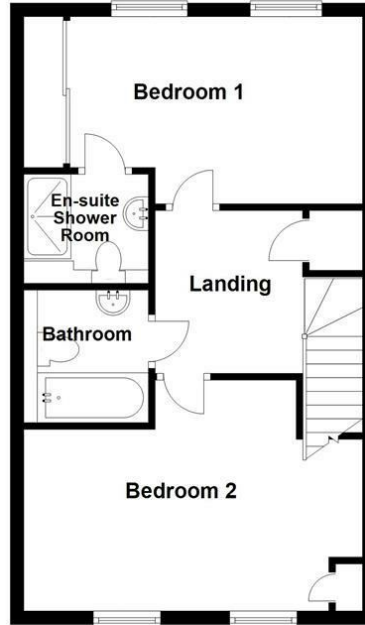
Ground Floor

Approx. 51.6 sq. metres (555.3 sq. feet)



First Floor

Approx. 47.8 sq. metres (514.4 sq. feet)



Total area: approx. 99.4 sq. metres (1069.7 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			95
(81-91) B			
(69-80) C		80	
(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	

