

The Property



**38 Henley Street,
Alcester, B49 5QY**
Offers In Excess Of £210,000

An excellent opportunity to purchase a well presented Grade II, two bedroom town house situated in the sought after location of Alcester with exposed timbers throughout. The property briefly comprises of; kitchen/breakfast room, utility, two bedrooms and bathroom. Outside to the rear is a private courtyard garden. No upward chain.

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 entered from Henley street through a Faux front door into a shared passageway.

Kitchen/Dining Room

11'3" x 9'6" (3.45m x 2.92m)

A range of wall and base units with a four-ring gas hob, electric oven and extractor hood over. Original flagstone flooring, window to the rear elevation overlooking the garden.

Utility Room

4'4" x 6'1" (1.33m x 1.86m)

Having a window to the rear elevation, a range of base units with a stainless-steel inset sink with mixer tap over, plumbing and space for a washing machine.

Living Room

11'11" x 13'1" (3.65m x 4m)

Having an original timber sash window to the front elevation with secondary glazing behind, a log burning stove and exposed ceiling timbers.

First Floor

Bedroom One

12'0" x 9'10" (3.67m x 3m)

Having an original sash window to the front elevation with secondary glazing behind. Exposed timbers to two of the walls and a fitted wardrobe

Family Bathroom

11'4" x 5'11" (3.46m x 1.82m)

Having a free-standing bath with a rainfall shower over, WC and hand basin with vanity unit below. Wall mounted Worcester Bosch boiler and a double-glazed window to the rear elevation. Cupboard in the corner housing the copper hot water cylinder.

Second Floor

Bedroom Two

11'11" x 17'3" maximum restricted head height (3.65m x 5.27m maximum restricted head height)

Being dual aspect having an original sash window to the front elevation with secondary glazing behind, a Velux window to the rear elevation, exposed timbers and a fitted wardrobe.

Outside

There is a private walled terrace garden which is accessed through a gate at the end of the passageway entrance.

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.

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:

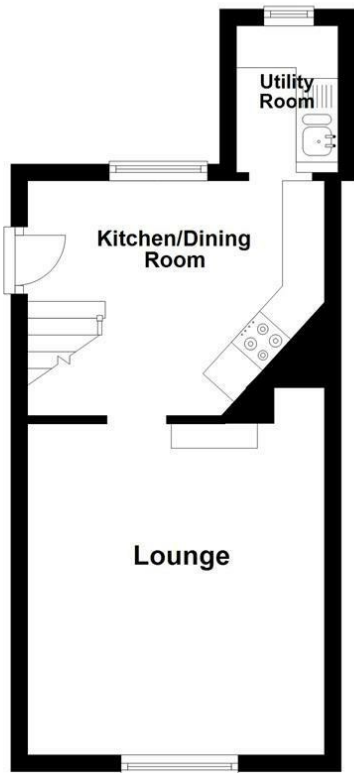
Strictly by prior appointment with Earles (01789 330 915/01564 794 343).

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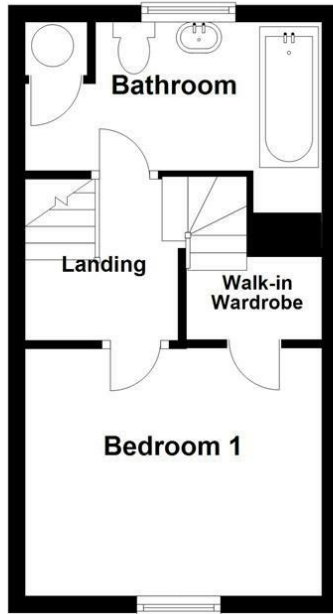
Ground Floor

Approx. 26.5 sq. metres (285.0 sq. feet)



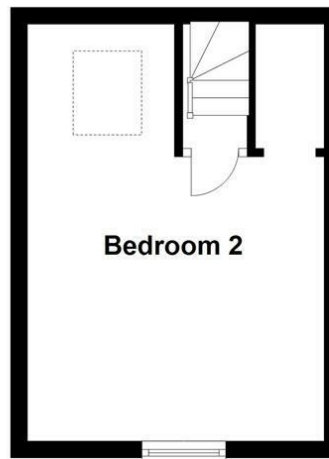
First Floor

Approx. 24.2 sq. metres (261.0 sq. feet)



Second Floor

Approx. 17.6 sq. metres (189.6 sq. feet)



Total area: approx. 68.3 sq. metres (735.6 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			86
(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	

