



EARLES
TRUSTED SINCE 1935



5 Orchard Drive
Alcester
B49 5BP

Guide Price £390,000

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

An excellent opportunity to purchase a well presented extended detached home which offers a perfect blend of comfort and convenience, located a stones throw away from the Alcester High Street. With its spacious layout, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests, an open plan kitchen/breakfast area, utility room and study. The three well-proportioned bedrooms provide ample space for family living.

Set on a generous corner plot, this home benefits from a private gravel driveway, accommodating 2-3 vehicles with ease. The outdoor space is perfect for enjoying the fresh air or for children to play safely.

Entrance Hall

6'5" x 6'4" (1.97m x 1.95m)

Having a UPVC glazed with two windows and another UPVC door into;

Living Room

17'6" x 12'11" (5.35m x 3.94m)

Having a staircase rising to the first floor with storage below. A UPVC double glazed window to the front elevation, a central fireplace and archway leading to;

Dining Room

9'0" x 10'5" (2.76m x 3.2m)

Being open plan to the living room and Kitchen/Breakfast room, having a doorway leading to;

Study

5'1" x 8'2" (1.57m x 2.49m)

Having a UPVC double glazed window to the side elevation.

Kitchen/Breakfast Room

17'4" x 11'5" (5.3m x 3.5m)

Having a range of wall and base units with a laminate marble effect worktops over, a stainless steel sink with mixer over. Having a double oven and a four ring gas hob, two UPVC double glazed windows inside of the room and a UPVC double glazed window and patio doors to the rear garden.

Utility Room/WC

8'1" x 4'5" (2.48m x 1.4m)

Having plumbing for a washing machine and sliding door to WC and hand basin with a UPVC double glazed window to the side elevation.

First Floor

Bedroom One

9'10" x 13'1" (3m x 4m)

A generously sized master bedroom, having a UPVC double glazed window to the front elevation.

Bedroom Two

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

Another generously sized double bedroom, having a UPVC double glazed window to the rear elevation and a fitted corner wardrobe.

Bedroom Three

7'2" x 9'10" (2.2m x 3m)

A generously sized single bedroom with a UPVC double glazed window to the front elevation, having a fitted wardrobe over the bulk head.

Family Bathroom

7'2" x 8'1" (2.19m x 2.48m)

Four piece family bathroom consisting of; WC, hand basin set into vanity unit, bath with mixer tap over and a shower with a rainfall shower head over. UPVC double glazed window to the side elevation.

Outside

A generously sized rear garden which wraps around the property. Mainly laid to lawn with well stocked borders. A patio area and converted garage which is

Converted Garage

19'7" x 8'4" (5.97m x 2.55m)

Accessed via a UPVC double glazed sliding door, having power and lighting.

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 D

Fixtures & Fittings:

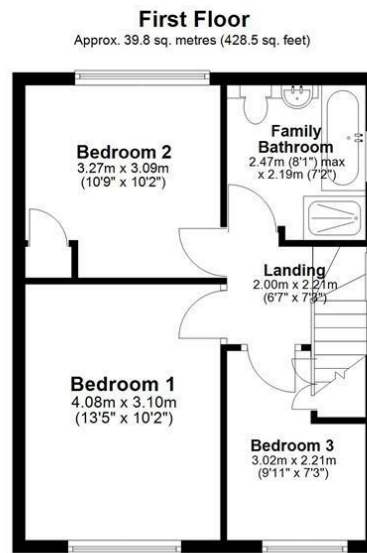
All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

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

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Total area: approx. 115.9 sq. metres (1247.4 sq. feet)

