



**16 Devonish Close**  
**Alcester**  
**B49 6EG**  
**£225,000**



We are pleased to present an excellent opportunity to purchase a well-presented, two double bedroom cluster home. This property is situated on a popular estate, conveniently located a stone's throw from Alcester High Street. The accommodation is arranged over two floors and briefly comprises: entrance hall, refitted kitchen and an open-plan living/dining room. The first floor features two double bedrooms, both equipped with fitted wardrobes, and a family bathroom. Additionally, the property includes a courtyard garden accessible from the kitchen, with parking space. No upward chain.

### Entrance Porch

6'3" x 3'0" (1.92m x 0.93m)

Having a composite door and solid timber floor, an electric wall-mounted radiator and door opening into;

### Kitchen

7'3" x 9'10" (2.23m x 3m)

Having a range of base units with a Belfast sink with mixer tap over, space for a free standing cooker and fridge freezer. Solid timber floor with ceramic tiles around, UPVC double glazed window to the side elevation and UPVC double glazed French doors leading to a private courtyard garden. Opening to;

### Living/Dining Room

13'6" x 13'1" (4.13m x 4m)

Having a solid wood floor with a UPVC double glazed window to the front elevation with a wall-mounted electric radiator, a central false fireplace and staircase rising to the first floor.

### Bedroom One

9'10" x 9'6" (3m x 2.9m)

Having a UPVC double glazed window to the front elevation with a wall-mounted electric radiator below, and a large double wardrobe.

### Bedroom Two

9'1" x 6'6" (2.77m x 2m)

Having a UPVC double glazed window to the front elevation with a wall-mounted electric radiator below, large fitted wardrobe and door leading to an airing cupboard housing a pressurised immersion water cylinder.

### Family Bathroom

6'2" x 6'2" (1.89m x 1.9m)

Having a WC, hand basin with vanity unit below and bath with mixer tap and electric shower over.

### Outside

There is a courtyard garden being mainly laid to natural stone slabs with a gate leading to a private driveway, providing parking for up to two vehicles

### 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 1800 Mbps and highest available upload speed 1000 Mbps. For more information visit: <https://checker.ofcom.org.uk/>.

### Council Tax:

Stratford-on-Avon District Council - Band A

### Fixtures & Fittings:

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

### Viewing:

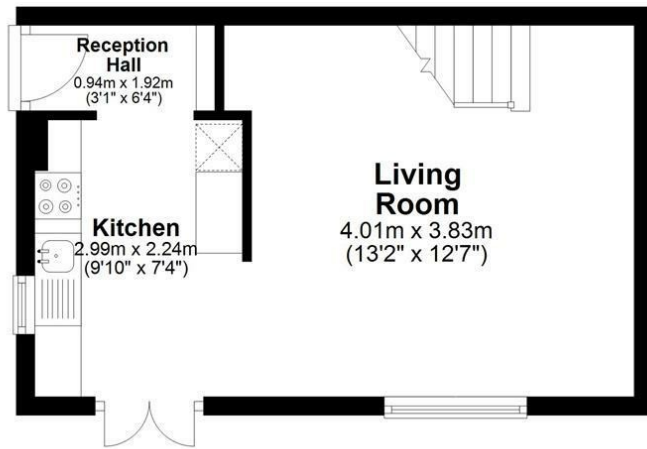
Strictly by prior appointment with Earles (01789 330 915/01564 794 343).

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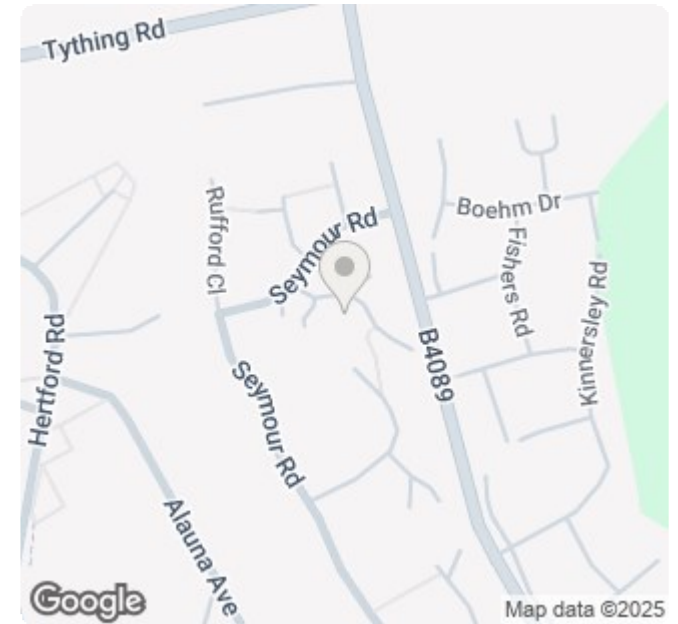
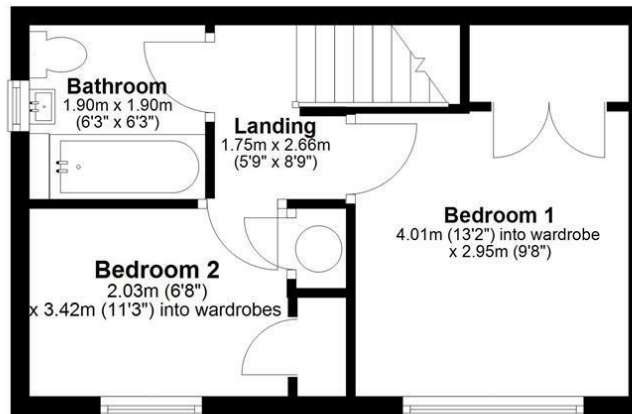
## Ground Floor

Approx. 26.0 sq. metres (279.4 sq. feet)



## First Floor

Approx. 26.0 sq. metres (279.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

Total area: approx. 51.9 sq. metres (559.1 sq. feet)



