



**16 Devonish Close
Alcester
B49 6EG**

Guide Price £195,000

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

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 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:

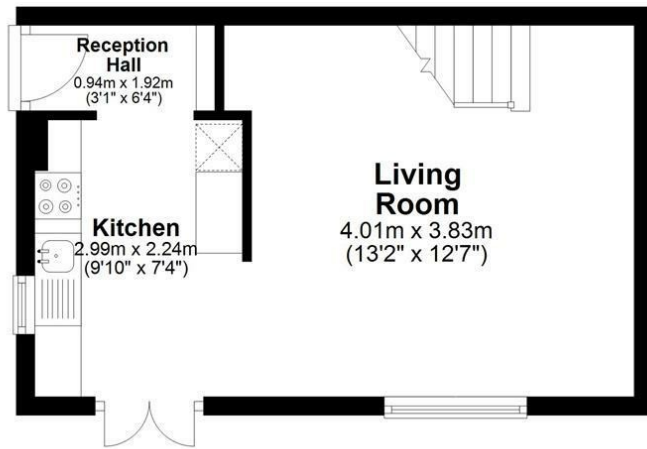
Strictly by prior appointment with Earles (01789 330 915/01564 794 343).

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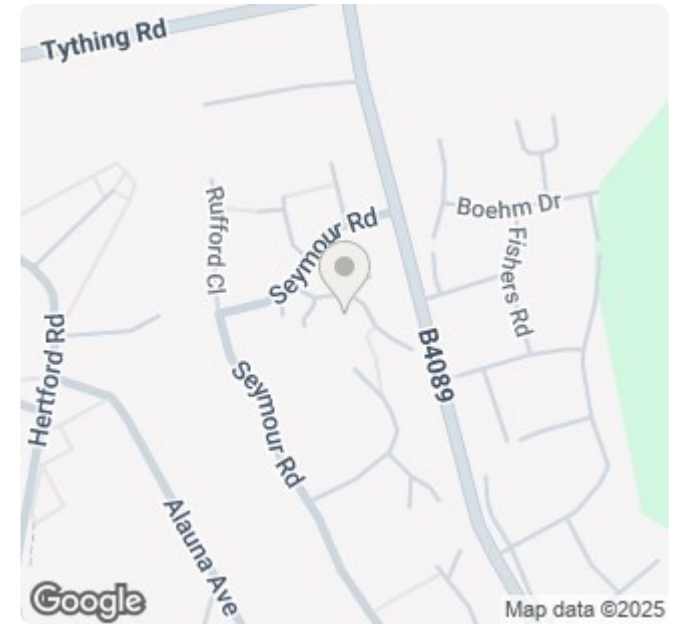
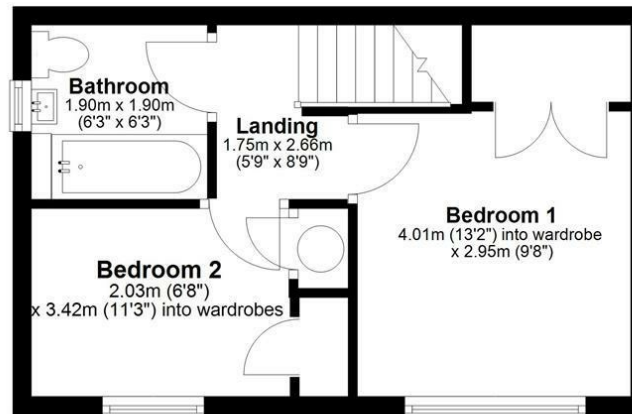
Ground Floor

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) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(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	

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

