



**22 Lea Close
Alcester
B49 6AP**

Offers In Excess Of £220,000

An excellent opportunity to purchase a semi-detached bungalow located in a quiet cul-de-sac in the market town of Alcester.

The accommodation is conveniently arranged on a single floor and includes a storm porch, entrance hall, living room, fitted kitchen, a generously sized double bedroom, and a family shower room. Additionally, there is a second reception room that could serve as an occasional bedroom, which leads into a spacious conservatory.

Outside, you'll find a secure and private rear garden, primarily laid to gravel with a patio area and a large shed. There is also side access to the front driveway, offering parking for several vehicles.

No Onward Chain.

The property welcomes you through a storm porch into;

Entrance Hall

2'9" x 8'9" (0.85m x 2.68m)

Having doors leading to all rooms.

Living Room

14'1" x 11'1" (4.3m x 3.38m)

Generously sized living room, having UPVC double glazed windows to the front elevation and door leading to;

Kitchen

9'1" x 6'11" (2.79m x 2.11m)

Fitted kitchen, having a range of wall and base units with laminate worktops over, single electric oven, four ring electric hob with extractor over, stainless steel sink with mixer tap over, granite tiles to splash backs, space for a free standing washing machine and UPVC double glazed window to the front elevation.

Bedroom One

10'5" x 8'1" (3.19m x 2.47m)

Double bedroom with UPVC double glazed window to the rear elevation.

Shower Room

9'4" x 5'7" (2.85m x 1.71m)

Recently fitted shower room, having ceramic tiles to all four walls, wc, hand basin inset to vanity unit, corner shower and a frosted UPVC double glazed window.

Reception Room/Occasional Bedroom

7'1" x 2'11" (2.18m x 0.89m)

This room has a multitude of uses, such as; dining room, study, craft room or guest bedroom. Doorway leading to;

Conservatory

7'6" x 17'10" (2.31m x 5.44m)

This great addition to the property gives extra accommodation overlooking the secure private garden.

Garden

Mainly laid to gravel with a patio area and large shed.

Additional Information

Services:

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

Broadband:

Superfast broadband speed is available in the area, with predicted highest available download speed 80 Mbps and highest available upload speed 20 Mbps. For more information visit: <https://checker.ofcom.org.uk/>.

Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with indoor availability being rated 'Limited' for EE and Three, rated 'Likely' for O2 and Vodafone and the outdoor availability being rated 'Likely' for O2, EE, Three, and Vodafone'. For

more information, please visit: <https://checker.ofcom.org.uk/>.

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

Council Tax:

Stratford-on-Avon District Council - Band B

Flood Risk:

This location is classed as 'very low' For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>

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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Bungalow

Approx. 53.5 sq. metres (575.5 sq. feet)



Total area: approx. 53.5 sq. metres (575.5 sq. feet)



