



11 Hadrians Walk  
Alcester  
B49 5HD

Offers In Excess Of £325,000



We are pleased to present an excellent opportunity to purchase a three-bedroom detached family home, ideally located a stone's throw away from the popular Alcester High Street and its local amenities.

The accommodation is thoughtfully arranged over two floors. Briefly comprising, the ground floor features an inviting entrance hall, an extended living room, a dedicated dining room, a well-appointed fitted kitchen, and a convenient utility room with a W.C. On the first floor, you will find three comfortable bedrooms, a family bathroom, and a separate toilet.

Outside, the garden is primarily laid to patio, with steps leading down to a culvert. The property also benefits from a single garage and a spacious driveway, offering ample parking for several vehicles.

No upward chain.

## Porch

### Reception Hall

11'6" (max) x 9'6" (3.51m (max) x 2.91m)

Having stairs rising to the first floor. Door leading to;

### Living Room

17'2" x 10'11" (5.25m x 3.35m)

Having a walk-in bay window and brick built fire place. Doorway leading to;

### Dining Room

10'6" x 9'1" (3.22m x 2.77m)

Double patio doors opening onto the rear garden and doorway leading to;

### Kitchen

11'1" x 8'2" (3.39m x 2.51m)

Having a range of wall and base units with laminate worktops over, stainless steel sink with mixer tap over and space for a free standing cooker. Doorway leading to;

### WC/Utility

4'8" x 5'2" (1.43m x 1.60m)

## First Floor

### Bedroom One

13'0" x 10'1" (3.97m x 3.08m)

Window to the front elevation with built in wardrobes.

### Bedroom Two

10'8" x 10'1" (3.27m x 3.08m)

Window to the rear elevation and cupboard housing a wall mounted gas combination boiler.

### Bedroom Three

9'6" x 7'3" (2.90m x 2.21m)

Window to the front elevation.

### WC

2'7" x 4'5" (0.80m x 1.35m)

### Shower Room

5'6" x 7'3" (1.68m x 2.21m)

Having a shower spa unit, hand basin and frosted window to the rear elevation.

### Garage

16'7" x 8'6" (5.07m x 2.61m)

Up and over door, with power and lighting.

### Outside

The garden is primarily laid to patio, with steps leading down to a culvert.

### Additional Information

Services:

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

Broadband and Mobile:

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 10000 Mbps and highest available upload speed 10000 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 outdoor availability being rated 'Good' and the indoor availability being rated 'Variable'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-upon-Avon District Council - Band D

Tenure: The property is freehold with vacant possession given on completion of sale.

Flood Risk:

Rivers and the sea

Yearly chance of flooding - LOW

Yearly chance of flooding between 2036 and 2069- MEDIUM

Surface water

Yearly chance of flooding - VERY LOW

Yearly chance of flooding between 2040 and 2060 - VERY LOW

For more information, please visit:

<https://www.gov.uk/check-long-term-flood-risk>

Fixtures and Fittings:

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

Viewing

Strictly by prior appointment through John Earle on 01789 330 915.

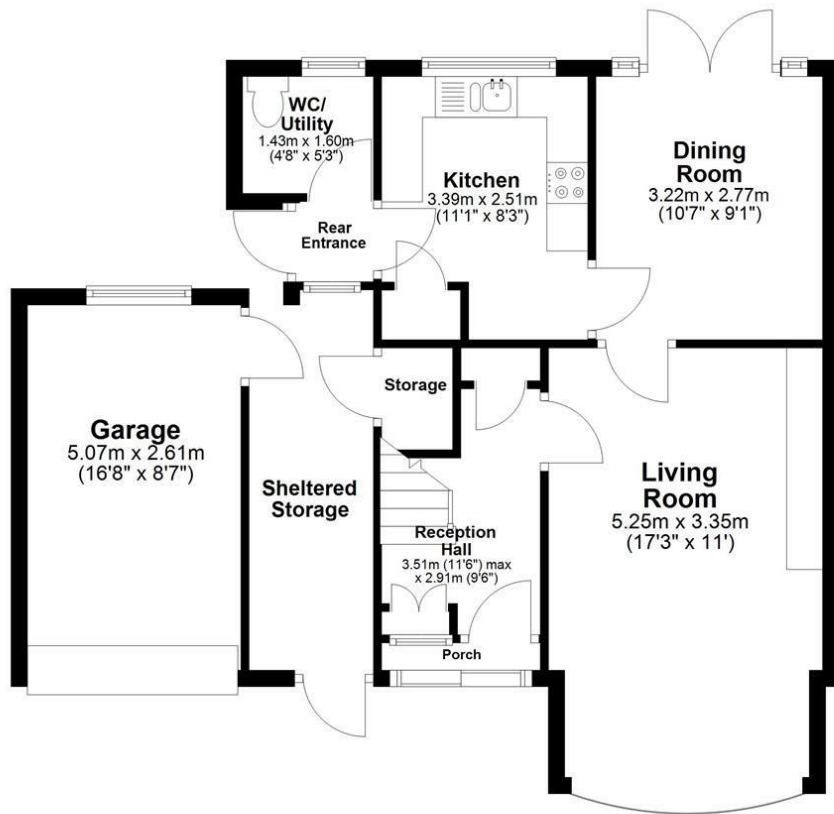
John Earle is a Trading Style of John Earle & Son LLP

Registered Office: Carleton House, 266-268 Stratford Road, Shirley, B90 3AD  
Reg. No. OC326726.



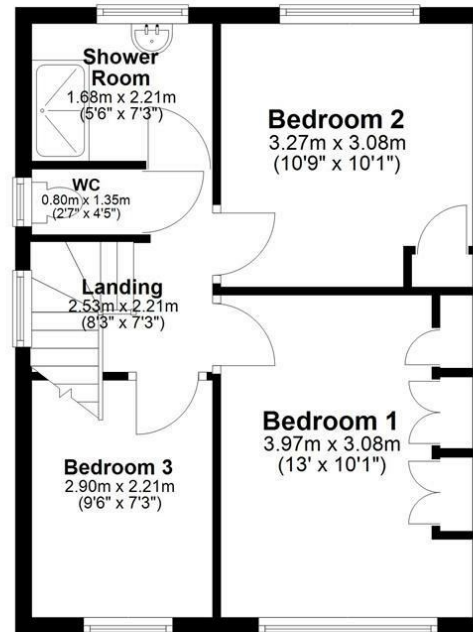
## Ground Floor

Approx. 66.2 sq. metres (712.9 sq. feet)

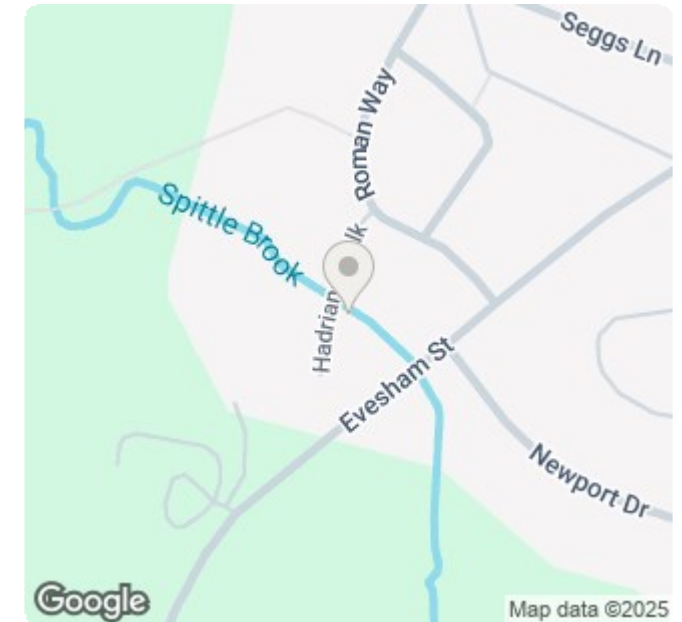


## First Floor

Approx. 39.4 sq. metres (423.9 sq. feet)



Total area: approx. 105.6 sq. metres (1136.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</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>	<b>59</b>	<b>59</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>		
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