



**3 Wakefield Way
Alcester
B49 6FH**

Offers In Excess Of £380,000

An excellent opportunity to purchase a three-bedroom detached family home located on the popular Redrow estate within the market town of Alcester.

This property offers spacious accommodation arranged over two floors. The ground floor briefly comprises an entrance hall, living room, open-plan kitchen/dining room, W.C., and a utility cupboard. Upstairs, you will find three good-sized bedrooms, a family bathroom, and an en-suite shower room.

Outside, the property benefits from a landscaped rear garden, a single garage, and a private driveway. This home is available with no upward chain.

Reception Hall

12'11" x 6'9" (3.94m x 2.06m)

Upon entering the property, you will find doors leading to the downstairs WC, an under-stairs cupboard, the lounge, and the kitchen/dining room. Stairs rising to the first floor.

WC

5'5" x 2'11" (1.66m x 0.9m)

Having a frosted double-glazed window to the front elevation, WC, wall-mounted sink and a radiator.

Living Room

15'7" x 11'4" (max) (4.75m x 3.47m (max))

Having a double glazed window to the front elevation with radiator below and media wall.

Kitchen/Dining Room

11'2" x 18'5" (3.42m x 5.62m)

Having a range of wall and base units with granite worktops, Quooker tap and integrated appliances. The kitchen features a door that leads to a laundry cupboard, which is equipped with plumbing for laundry appliances.

Additionally, the kitchen includes a double-glazed window overlooking the rear and double-glazed patio doors that provide access to the garden.

Landing

Door to built in storage cupboard housing hot water system. Doors off to three bedrooms and family bathroom.

Bedroom One

11'10" x 11'3" (3.62m x 3.43m)

Having a double glazed window to the front elevation and fitted wardrobes, door leading to;

En-Suite Shower Room

4'1" x 8'2" (1.25m x 2.50m)

Having a WC, wall-mounted sink and an

enclosed, fully tiled shower. The rest of the room is tiled to half height. Frosted double glazed window to the side elevation.

Bedroom Two

10'8" x 10'11" (3.26m x 3.33m)

Having a double glazed window to the rear elevation and fitted wardrobes.

Bedroom Three

11'4" x 7'2" (3.47m x 2.19m)

Having a double glazed windows to the rear elevation.

Family Bathroom

8'1" x 6'11" (2.47m x 2.11m)

Having a fully tiled bath and shower area, with the rest of the room tiled to half height. It includes a WC, hand wash basin and a frosted double-glazed window to the front elevation. There's also an airing cupboard that houses the water tank.

Outside

The landscaped rear garden features a lawned area with well stocked borders and a patio area that leads to a door providing access to the garage.

Garage

18'11" x 9'8" (5.79m x 2.95m)

Having power and lighting.

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 - VERY LOW

Yearly chance of flooding between 2036 and 2069- VERY LOW

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:

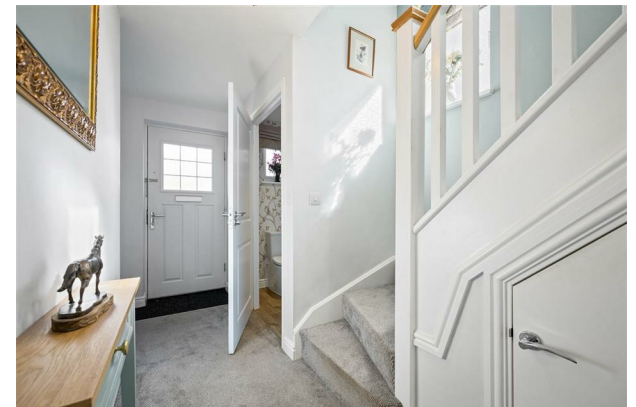
All the items mentioned in the particulars are included in the sale, others if any are specifically excluded.

Viewing

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

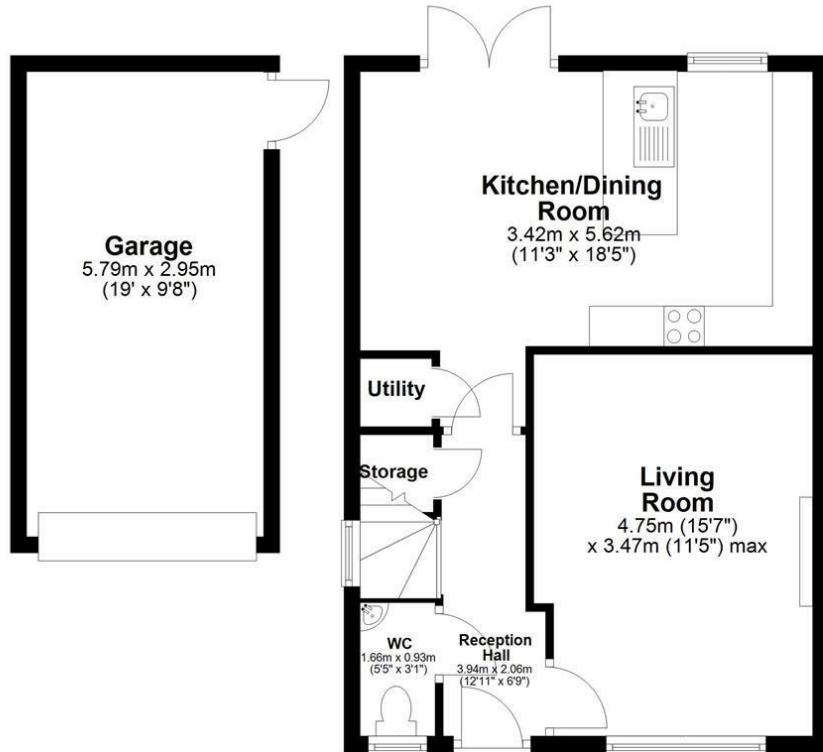
John Earle is a Trading Style of John Earle & Son LLP

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Reg. No. OC326726.



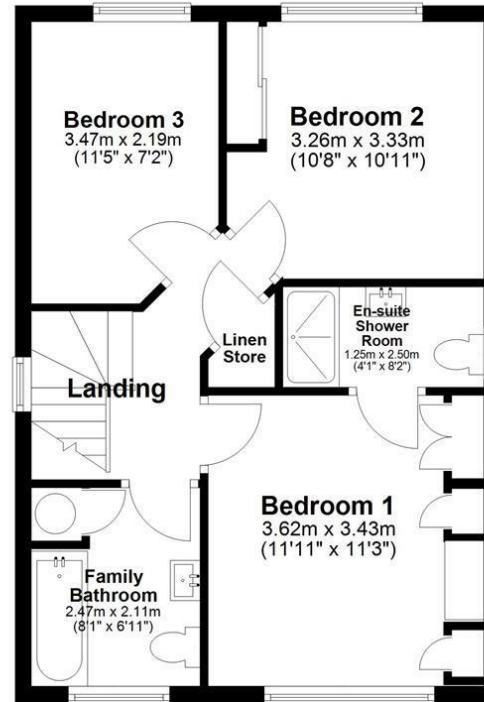
Ground Floor

Approx. 64.0 sq. metres (689.1 sq. feet)



First Floor

Approx. 46.6 sq. metres (501.4 sq. feet)



Total area: approx. 110.6 sq. metres (1190.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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	

