



22 Wakefield Way  
Alcester  
B49 6FH

Offers In Excess Of £725,000



An excellent opportunity to purchase a substantial detached family home located on the popular Redrow Estate just a stone's throw away from Alcester High Street and local amenities.

This spacious home is arranged over two floors and includes an entrance hall, a dual-aspect living room, an open-plan kitchen/dining room, a utility room, a large study or second reception room, and a downstairs WC. The first floor offers four generously sized double bedrooms, two of which have en-suite shower rooms, and a family bathroom.

The property is accessed via a pathway with foregardens on each side which are well stocked. A UPVC double glazed door into;

#### Entrance Hall

13'5" x 9'3" (4.1m x 2.82m)

Having a staircase rising to the first floor and doors leading to the ground floor rooms.

#### Living Room

12'5" x 21'5" (3.79m x 6.53m)

Being dual aspect, allowing natural light to flood through, a natural stone fireplace with electric fire and double doors leading to;

#### Kitchen/Dining Room

23'5" x 11'6" (7.15m x 3.52m)

Having a range of wall and base units with granite worktops over, intergrated appliances to include; stainless steel double sink with water filter mixer tap over, six ring gas hob, double oven, dishwasher and double fridge freezer. A large dining/entertaining area with double sliding patio doors onto the rear terrace. Doors leading to;

#### Utility Room

5'10" x 5'2" (1.78m x 1.6m)

Having a base unit with granite worktops over, stainless steel sink with mixer tap over, plumbing for a washing machine and a wall unit housing a gas combination boiler. A UPVC double glazed door giving side access.

#### Study/Second Reception

13'5" x 10'2" (4.1m x 3.1m)

A generously sized room, having a multitude of uses, having a walk-in bay window overlooking the front elevation.

#### WC

5'2" x 3'3" (1.59m x 1m)

Having a WC and hand basin.

#### First Floor

Having a generously sized galleried landing

#### Galleried Landing

14'11" x 7'2" (4.57m x 2.19m)

Having a hatch providing access to the loft and doors leading to all first floor rooms, a cloakroom and airing cupboard housing the hot water pressurised cylinder.

#### Bedroom One

15'3" x 12'6" (4.66m x 3.82m)

A generously sized master bedroom, having a walk-in

bay window with stunning views over Oversley Woods, a large five door wardrobe and doorway leading to;

#### En-suite Shower Room

9'6" x 5'6" (2.92m x 1.7m)

Having ceramic tiles to all four walls and floors, a large double walk-in shower with rainfall shower head over, WC, hand basin and heated towel rail. Frosted window to the front elevation.

#### Bedroom Two

11'3" x 11'1" (3.45m x 3.39m)

A generously sized double bedroom, having a window to the rear elevation, a large fitted wardrobe and doorway leading to;

#### En-suite Shower Room

7'7" x 4'3" (2.33m x 1.3m)

Having ceramic tiles to all four walls and floor and a double shower, WC, hand basin and heated towel rail. Frosted window to the rear elevation

#### Bedroom Three

11'1" x 10'9" (3.4m x 3.3m)

A generously sized double bedroom, space for wardrobe and a window to the front elevation with views over towards Oversley Woods

#### Bedroom Four

12'4" x 10'4" (3.78m x 3.15m)

A generously sized double bedroom, space for a wardrobe and a window overlooking the rear garden.

#### Family Bathroom

7'5" x 7'7" (2.28m x 2.33m)

Having ceramic tiles to the floor and around the bath, a bath with mixer tap over, WC, hand basin and heated towel rail. Frosted window to the rear elevation.

#### Double Garage

18'6" x 18'8" (5.64m x 5.7m)

The garage has pedestrian access from the garden and a large double door. It also has power and lighting, and a pitched roof which provides additional storage. In front of the garage, there is a large driveway with parking space for several vehicles.

#### 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 F

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:

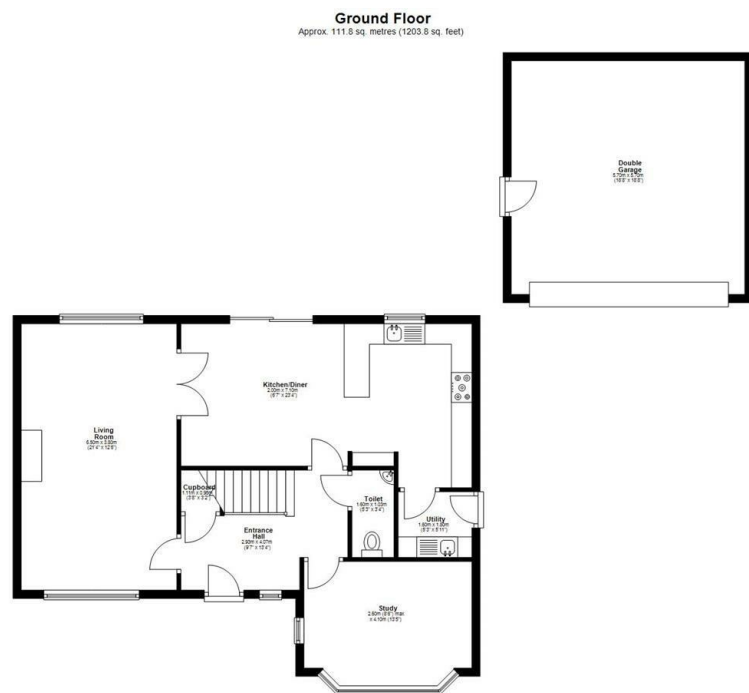
All the items mentioned in the particulars are included in the sale, others if any are specifically excluded.

Viewing

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

John Earle is a Trading Style of John Earle & Son LLP  
Registered Office: Carleton House, 266-268 Stratford Road, Shirley, B90 3AD  
Reg. No. OC326726.





Total area: approx. 191.6 sq. metres (2062.0 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and subject to change without notice. Prospective buyers or tenants should verify all information independently.  
Plan produced using PlanUp.

