



8 Eclipse Road  
Alcester  
B49 5EH  
£550,000



An excellent opportunity to acquire this beautifully refurbished and extended four-bedroom detached family home, finished to a high standard throughout. This superb property benefits from air conditioning and offers well-planned accommodation arranged over two floors.

On the ground floor, the property comprises a welcoming entrance hall, a separate reception room, and a spacious open-plan kitchen/dining/family room featuring a central island and a log-burning stove — ideal for modern family living and entertaining. Additional ground floor accommodation includes a utility room and a guest W.C.

Upstairs, there are four well-proportioned bedrooms, a contemporary family bathroom, and a stylish en-suite shower room serving the principal bedroom.

### Reception Hall

17'0" x 5'10" (5.19m x 1.79m)

A spacious reception hall with doors leading to the ground floor rooms and stairs rising to the first floor.

### Reception Room

13'2" x 8'7" (into bay) (4.03m x 2.63m (into bay))

### WC

4'9" x 3'0" (1.45m x 0.92m)

### Utility Room

7'5" x 8'5" (2.27m x 2.57m)

Having wall and base units with laminate worktops over with a stainless steel sink with mixer tap over. Wine cooler and space and plumbing for washing machine and tumble dryer, door leading to;

### Open Plan Kitchen/Dining/Family Room

23'9" (max) x 23'8" (7.24m (max) x 7.22m)

This impressive open-plan kitchen/dining/family room has large windows on the side and rear elevations, along with doors opening to the garden to flood the room with natural light. Having a range of wall and base units with quartz worktops over, a stainless steel sink with mixer tap over. The central kitchen island is the heart of the room, with a 5 ring electric hob, an integrated double oven. There is also an air conditioning unit in the room.

### First Floor

#### Bedroom One

10'2" x 20'5" (3.12m x 6.24m)

A generously sized double bedroom having a walk in wardrobe, an air conditioning unit and door leading to;

#### En-Suite Shower Room

3'9" x 8'5" (1.16m x 2.57m)

Having a shower, WC and hand basin with

vanity unit below. Frosted window to the side elevation.

#### Bedroom Two

12'0" (into wardrobe) x 8'7" (3.67m (into wardrobe) x 2.63m)

Another generously sized double bedroom with built in wardrobes and an air conditioning unit. Window overlooking the rear elevation.

#### Bedroom Three

10'4" x 8'7" (3.17m x 2.63m)

Double bedroom with an air conditioning unit. Window overlooking the rear elevation.

#### Bedroom Four

7'3" x 8'5" (2.21m x 2.57m)

Double bedroom. Window overlooking the front elevation

#### Family Bathroom

7'3" x 6'2" (2.23m x 1.88m)

Having ceramic tiles to all four walls, WC and hand basin built into vanity unit. Bath with an electric shower over and heated towel rail.

#### Outside

Having a patio area and a low-maintenance lawn laid with astro turf.

#### Garage

16'5" x 8'5" (5.02m x 2.58m)

Up and over door with 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 E

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.

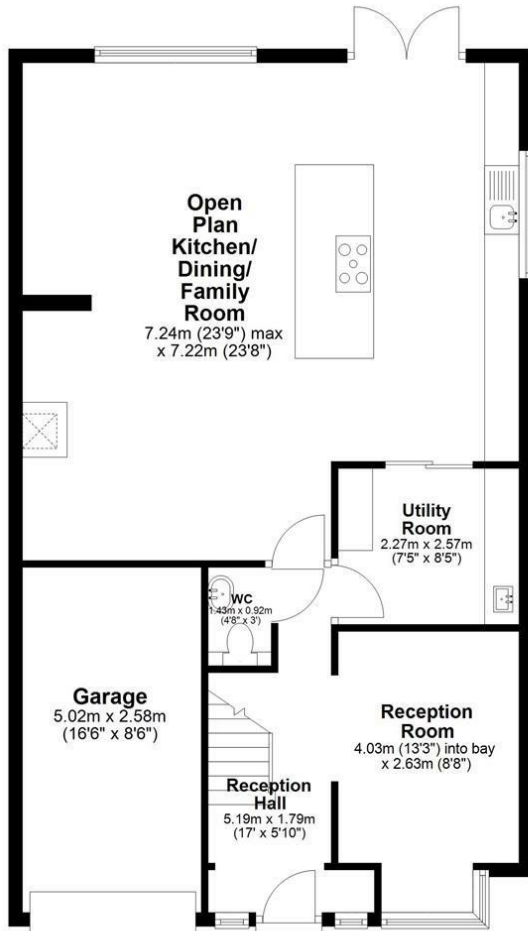
John Earle is a Trading Style of John Earle & Son LLP

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



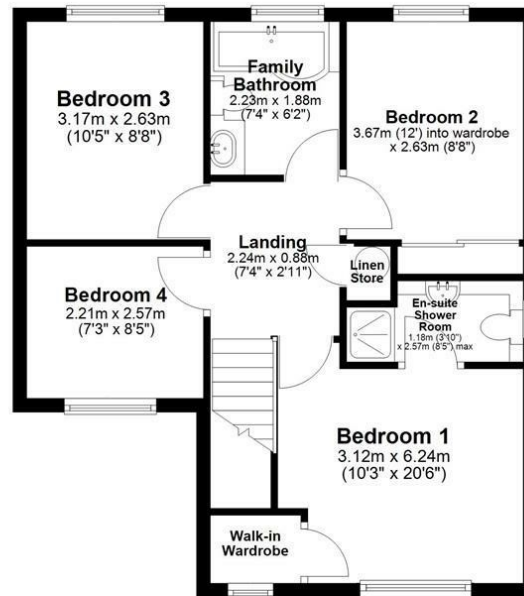
## Ground Floor

Approx. 88.5 sq. metres (952.8 sq. feet)

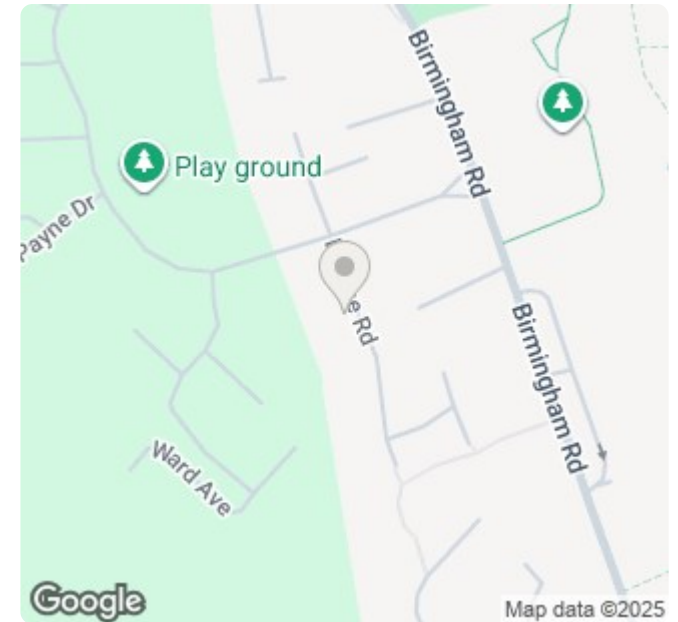


## First Floor

Approx. 55.8 sq. metres (600.2 sq. feet)



Total area: approx. 144.3 sq. metres (1553.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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