

The Property



**2 Georgian Close
Alcester
Warwickshire
B49 5EU**

Offers In Excess Of £250,000

Address: 21 High Street, Alcester, Warwickshire, B49 5AE - Email: info@earlesgroup.co.uk - Telephone: 01789 330 915

An excellent opportunity to purchase this three bedroom mid-terrace home. The property features an entrance hallway, a kitchen at the front, and a lounge-diner at the rear with sliding doors opening to the garden.

The first floor comprises a spacious bedroom with built-in storage, an additional double bedroom, a single room, and a bathroom. The exterior includes a pleasant, low-maintenance rear garden, a garage en bloc, and on-road parking.

This property is located in the charming market town of Alcester, which offers a variety of shops and local amenities. It is also within walking distance of Alcester Grammar School. The surrounding area provides easy access to Stratford-upon-Avon and Redditch, with the River Arrow also nearby.

The property is approached via a neatly lawned front garden leading to the main entrance porch, having a utility cupboard.

Entrance Hall

7'0" x 5'10" (2.15m x 1.79m)

Having a storage cupboard and doors leading to the ground floor rooms.

Kitchen

10'11" x 7'2" (3.33m x 2.19m)

Having a range of wall and base units with laminate worktops over, stainless steel sink with mixer tap over, space for fridge freezer, cooker with extractor fan over and washing machine.

Living Room

18'2" x 13'4" (5.55m x 4.08m)

With stairs to first floor landing and sliding doors out to the rear garden

Landing

11'11" x 5'5" (3.64m x 1.67m)

Having a linen storage cupboard and doors to all rooms.

Bedroom One

11'3" (into wardrobe) x 13'4" (3.45m (into wardrobe) x 4.08m)

A generously proportioned double bedroom, complete with fitted wardrobe and three large windows providing an abundance of natural light and views to the front elevation.

Bedroom Two

11'11" x 7'6" (3.64m x 2.31m)

A further well-proportioned double bedroom, overlooking the rear elevation, enhanced by dual windows.

Bedroom Three

8'0" x 5'5" (2.44m x 1.67m)

A bright third bedroom overlooking the rear elevation, ideal as a guest room, study or nursery.

Bathroom

5'11" x 7'6" (1.81m x 2.31m)

The family bathroom offers a three-piece suite including WC, hand basin and bath with electric shower above.

Outside

A low-maintenance garden, largely laid to concrete, with mature and well-stocked borders adding colour and interest.

Garage

16'4" x 7'10" (5.00m x 2.40m)

Additional Information

Services:

Mains drainage, electricity, gas and water 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-on-Avon District Council - Band B

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.

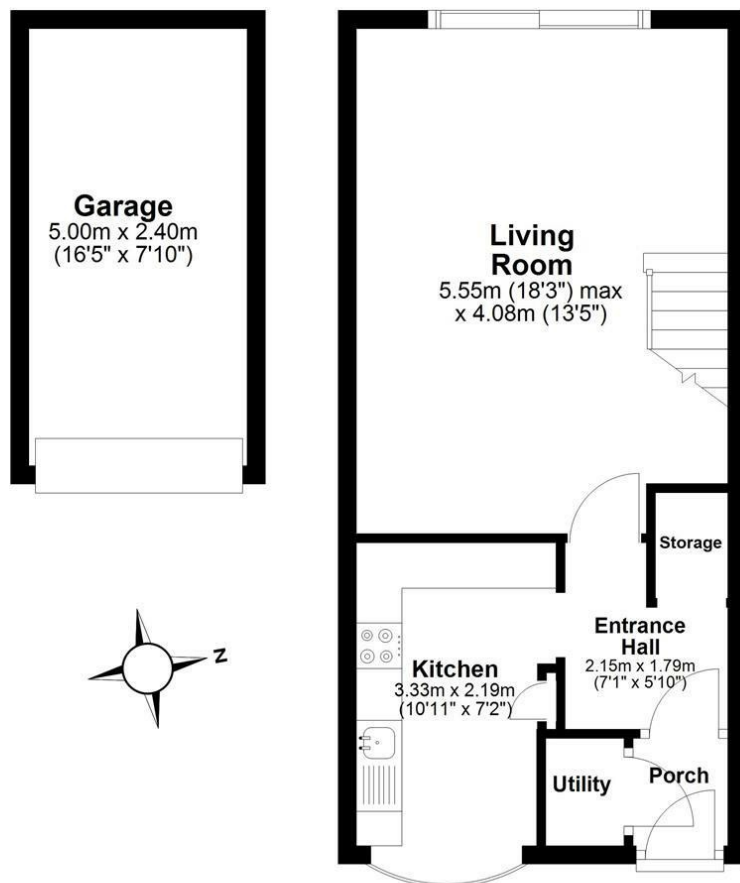
Viewing:

Strictly by prior appointment with Earles (01789 330 915/01564 794 343).



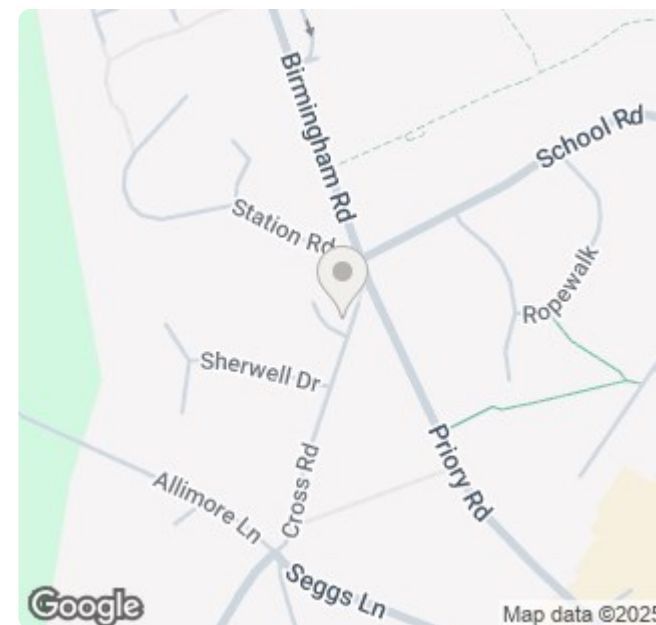
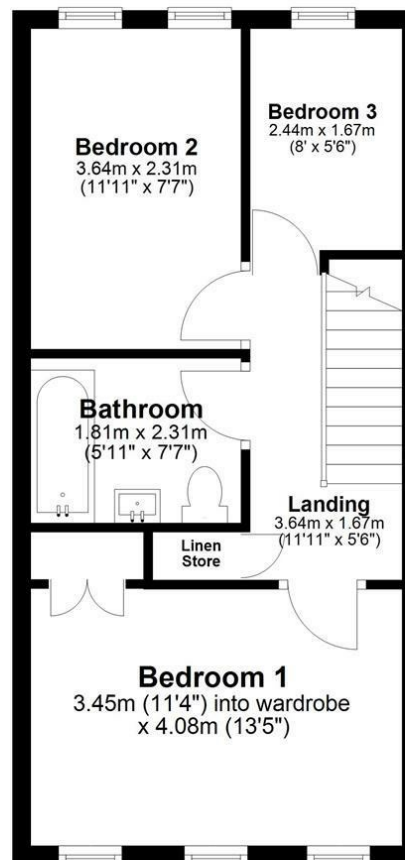
Ground Floor

Approx. 49.1 sq. metres (528.2 sq. feet)



First Floor

Approx. 36.9 sq. metres (396.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	89

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	

Total area: approx. 85.9 sq. metres (925.0 sq. feet)

