



25 Ten Acres
Alcester
B49 6PZ
£280,000

Occupying a generous plot within the sought-after Ten Acres area of Alcester, this three-bedroom semi-detached property offers spacious accommodation and excellent potential for modernisation. Located within walking distance of well-regarded schools, local amenities, and the town's vibrant High Street, the property is ideally positioned for both families and professionals.

The ground floor comprises a spacious living room, and a large kitchen/dining room with pantry, WC, and rear lobby providing access to the garden. To the first floor are three well-proportioned bedrooms, a family bathroom, and a useful linen cupboard.

The property benefits from a sizeable front driveway providing off-road parking for two to three vehicles, a single garage, and a shared side driveway offering access to the rear garden.

Entrance Hall

Upon entering the property there are doors to the ground floor rooms and staircase rising to the first floor.

Kitchen/Dining Room

17'8" (into bay) x 9'4" (5.40m (into bay) x 2.87m)

Having a window to the front and side elevation, a range of wall and base units with space for appliances and access to a useful pantry for additional storage. Door leading to;

Rear Lobby

2'11" x 5'0" (0.91m x 1.53m)

Connecting to the downstairs WC and door leading to the rear garden.

WC

2'11" x 4'7" (0.91m x 1.41m)

Living Room

16'8" (max) x 12'11" (5.09m (max) x 3.95m)

Dual aspect window, allowing natural light to flood through and fireplace

Bedroom One

8'7" x 14'9" (into wardrobe) (2.62m x 4.51m (into wardrobe))

Having a window overlooking the front elevation, wardrobe and linen store containing the hot water cylinder.

Bedroom Two

10'0" x 11'1" (into wardrobe) (3.06m x 3.38m (into wardrobe))

Another double bedroom having a window overlooking the front elevation and wardrobe.

Bedroom Three

7'9" x 9'6" (2.38m x 2.92m)

Having a window overlooking the rear elevation.

Bathroom

5'5" x 6'7" (1.66m x 2.01m)

Fitted with a three-piece suite including a bath, WC and wash basin.

Outside

The rear garden mainly laid to lawn with a shed and garage.

Garage

18'0" x 8'6" (5.50m x 2.60)

Accessible via the front drive, providing parking or additional storage.

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 'Good'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-on-Avon District Council - Band C

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 - LOW

Yearly chance of flooding between 2040 and 2060 - MEDIUM

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.

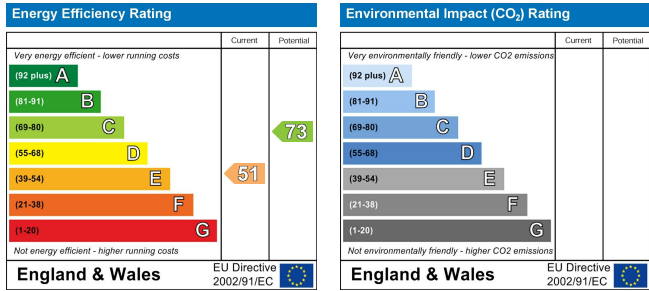
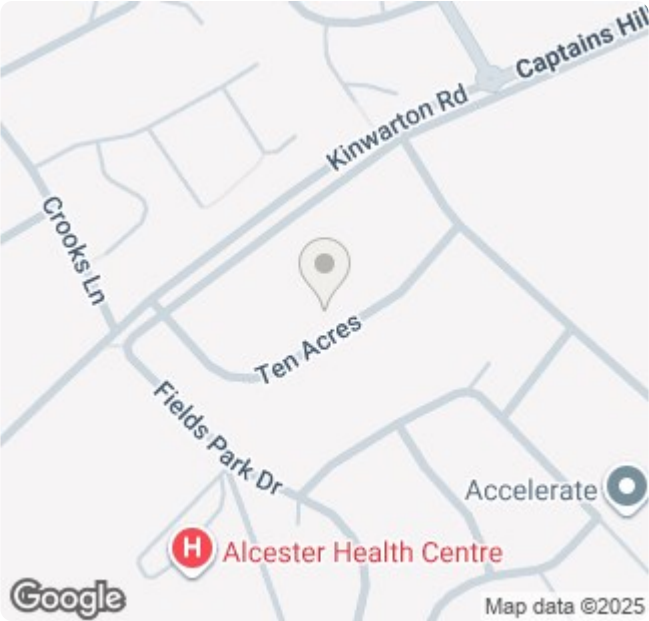
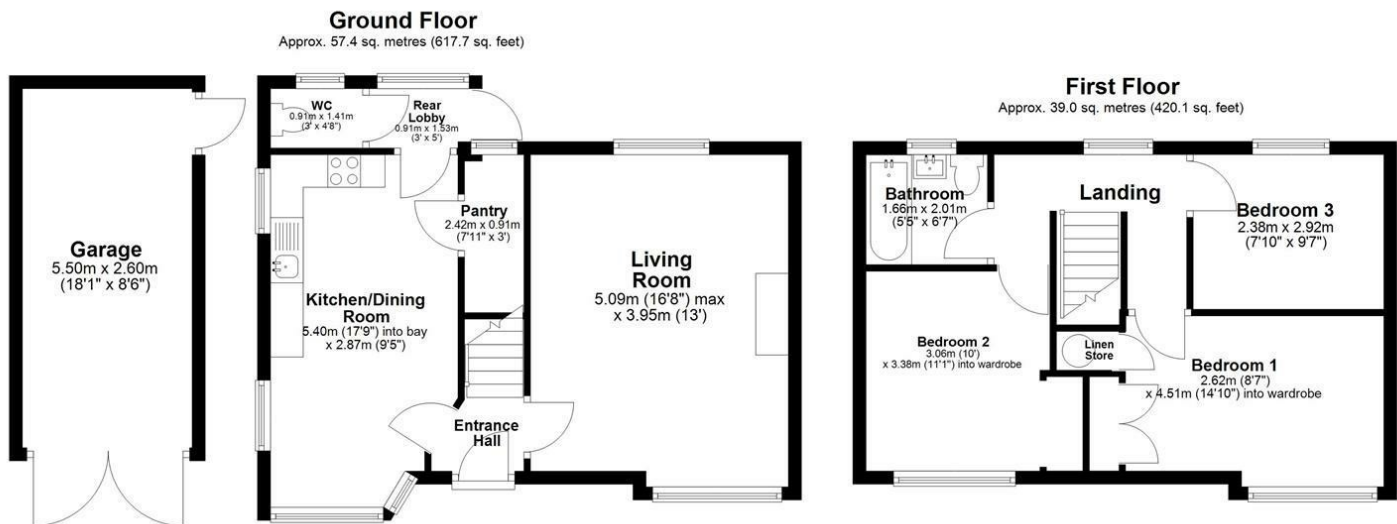
John Earle is a Trading Style of John Earle & Son LLP

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).





Total area: approx. 96.4 sq. metres (1037.8 sq. feet)

