



EARLES
TRUSTED SINCE 1935



The Porch
Church Road
Wilmcote
Stratford-Upon-Avon
CV37 9XD
£975,000

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

A superb family home built in mellow red brick and set in large, level gardens in a deservedly popular village; this charming property has been significantly extended to offer bright, spacious rooms providing flexible accommodation arranged over two floors briefly comprising; entrance hall, spacious living room, dining room, kitchen family room, utility, reception room, study and workshops. To the first floor are five generously sized bedrooms and a family bathroom. The well-established gardens boast a variety of mature trees and shrubs and there is a large double garage with storage space above. No upward chain.

Entrance Hall

7'10" x 20'11" (2.4m x 6.4m)

Having a timber glazed door with glazed windows either side, a double panel radiator, access to rooms and staircase leading to the first floor.

Living Room

15'7" x 13'0" (4.77m x 3.97m)

Having two timber casement single glazed windows, one being a walk-in bay window, a single panel radiator and a central open fireplace. An opening into a;

Second Reception Room

12'0" x 14'7" (3.68m x 4.47m)

Having a timber casement single glazed window, two single panel radiators, a built in shelving unit between the chimney breast and door leading back to the hallway.

Dining Room

12'0" x 12'11" (3.66m x 3.94m)

Having a timber casement single glazed window with single panel radiator below, a large understairs cupboard and door leading to;

Kitchen/dining area

9'4" x 13'5" - dining area 14'9" x 9'3" kitchen ar (2.86m x 4.11m - dining area 4.5m x 2.84m kitchen a)

Having a range of wall and base units with marble effect laminate worktop over, stainless steel sink with mixer tap over, integrated appliances to include double oven, dishwasher, four ring hob with extractor over and fridge freezer. Ceramic tiled floor and four timber casement double glazed windows, one double panel radiator, one single panel radiator.

WC

3'3" x 6'0" (1m x 1.85m)

Having a WC and hand basin and timber casement double glazed window.

Laundry Room

8'2" x 17'0" (2.51m x 5.2m)

Having a range of base units with laminate worktop over with stainless steel sink with mixer tap. A timber casement window and door with single panel glass panes, a boiler cupboard housing a Worcester gas boiler and quarry tiled floor.

Secondary Hall

22'3" x 5'2" (6.8m x 1.6m)

Having a fitted book case, a single panel radiator and access to ground floor rooms.

Study

12'0" x 12'8" (3.68m x 3.88m)

Having timber paneling to all four walls, a selection of bookcases, a timber casement double glazed window with a double panel radiator below.

Workshop

10'8" x 16'0" (3.26m x 4.89m)

Built of cavity construction with a timber casement double glazed window and a sink unit with hot and cold taps.

Garden Room

12'2" x 16'2" (3.71m x 4.94m)

Having a timber door allowing external access, a timber casement double glazed window and a pair of timber short doors allowing access for large items.

Boot Room

9'6" x 11'9" (2.92m x 3.59m)

Having a high level small timber casement single glazed window

Services:

Mains drainage, electricity, gas and water are connected to the property.

Tenure:

The property is Freehold. Vacant possession will be given upon completion of the sale.

Broadband:

Superfast broadband speed is available in the area, with predicted highest available download speed 97 Mbps and highest available upload speed 20 Mbps. For more information visit: <https://checker.ofcom.org.uk/>

Council Tax:

Stratford-on-Avon District Council - Band H

Fixtures & Fittings:

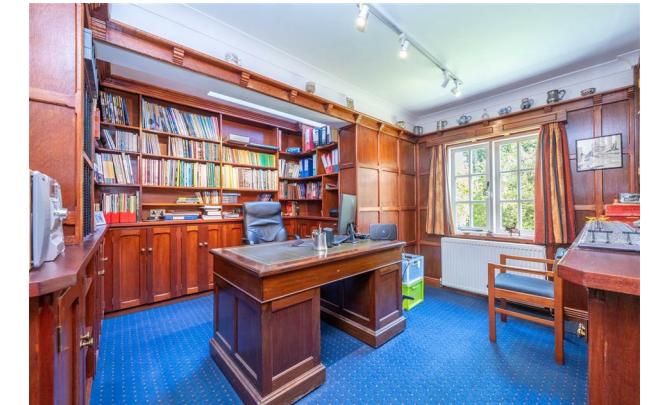
All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

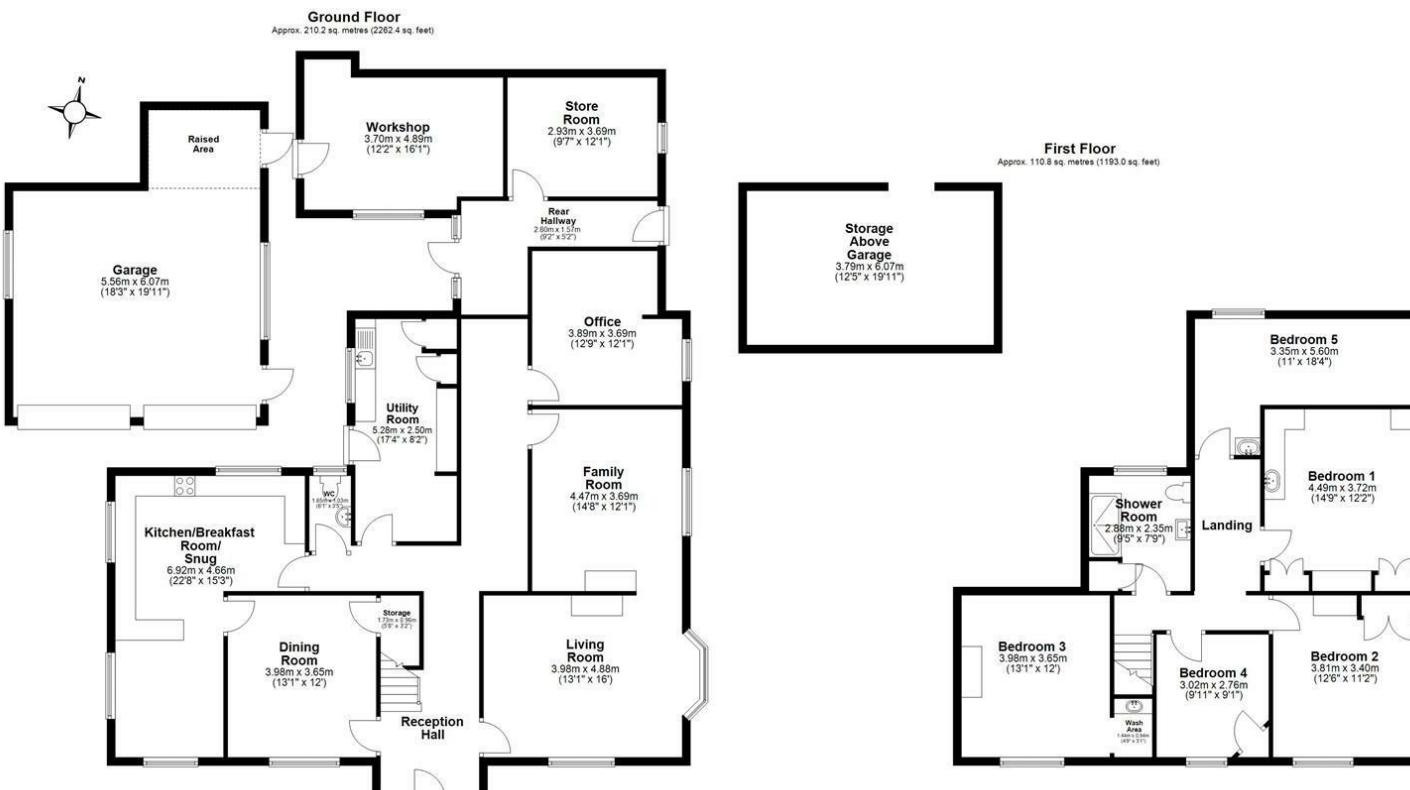
Viewing:

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus)	A	74
(81-91)	B	
(69-80)	C	
(55-68)	D	59
(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		

