



**EARLES**  
TRUSTED SINCE 1935



**2 Captains Hill  
Alcester, B49 6QW  
Asking Price £450,000**

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



An excellent opportunity to purchase this three bedroom detached home located in the popular area of Captains Hill, Alcester. The property is accessed via a private block paved drive and briefly comprises of; entrance hall, living room, dining room, kitchen/breakfast room, cloakroom, WC. To the first floor are three bedrooms and a family shower room. Outside to the rear is a generously sized garden and a double garage. Being offered for sale with no upward chain.

**Entrance Hall**

7'10" x 13'1" (2.4m x 4m)

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

**Living Room**

11'5" x 17'4" (3.5m x 5.3m)

Having a window to the front elevation with radiator below, central stone fireplace and an archway leading to;

**Dining Room**

9'10" x 9'6" (3m x 2.9m)

Having sliding patio doors leading to the rear garden

**Kitchen/Breakfast Room**

9'6" x 11'9" (max) (2.9m x 3.6m (max))

Having a range of wall and base units with laminate worktops over, stainless steel sink with mixer tap over, window overlooking the rear garden and wall mounted Worcester Bosch combination boiler

**Cloakroom**

4'3" x 5'6" (1.3m x 1.7m)

**WC**

**Double Garage**

14'1" x 19'4" (4.3m x 5.9m)

Having an electric up and over door, water tap, power and lighting

**Master Bedroom**

11'5" x 13'5" (3.5m x 4.1m)

Generously sized bedroom, having a window to the front elevation with a radiator below and a double fitted wardrobe.

**Bedroom Two**

11'5" x 12'1" (3.5m x 3.7m)

A generously sized double bedroom, having a window to the rear elevation with radiator below and a double fitted wardrobe.

**Bedroom Three**

7'10" x 10'2" (2.4m x 3.1m)

A double bedroom with a window over looking the front elevation with a radiator below.

**Shower Room**

7'10" x 6'2" (2.4m x 1.9m)

Having a WC, hand basin and large walk in shower, ceramic tiles to all four walls, wood effect lino flooring and frosted window to the rear elevation.

Outside to the rear is a generously sized garden, which is mainly laid to lawn with a patio area. There is ample parking to the front with a fore garden to the side.

**Additional Information**

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.

Council Tax:

Stratford-on-Avon District Council - Band E

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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# AWAITING FLOOR PLAN



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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



