



EARLES
TRUSTED SINCE 1935



2 Captains Hill
Alcester, B49 6QW
Asking Price £430,000

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 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.

We are acting in the sale of the above property and have received an offer of £395,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

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) 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	

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	

