



8 Throckmorton Road
Alcester, Warwickshire B49 6QA
Offers In Excess Of £350,000

An excellent opportunity to purchase a three double bedroom semi-detached family home boasting a wide plot and a double garage. The accommodation is arranged over two floors and briefly comprises; entrance porch & hallway, Kitchen having a range of wall/base units, utility area, dining room and spacious living room. To the first floor are three good sized double bedrooms, family bathroom with separate w.c. Outside to the rear is a generously sized garden having a patio area, large shed and a lawned area with stocked borders around. There is a double garage to the side with two up & over doors, power & lighting with ample parking in front. No upward chain.

What3words: ///skins.motivator.singled

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

Broadband: Superfast broadband speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 1000Mbps. For more information visit: <https://checker.ofcom.org.uk/>. Tenure: The property is Freehold and vacant possession will be given upon completion of the sale.

Council Tax: Stratford-on-Avon District Council - Band D

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).





Total area: approx. 153.7 sq. metres (1654.9 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.



