



Meadow Road, , Alcester, B49 6BA

Guide Price £350,000

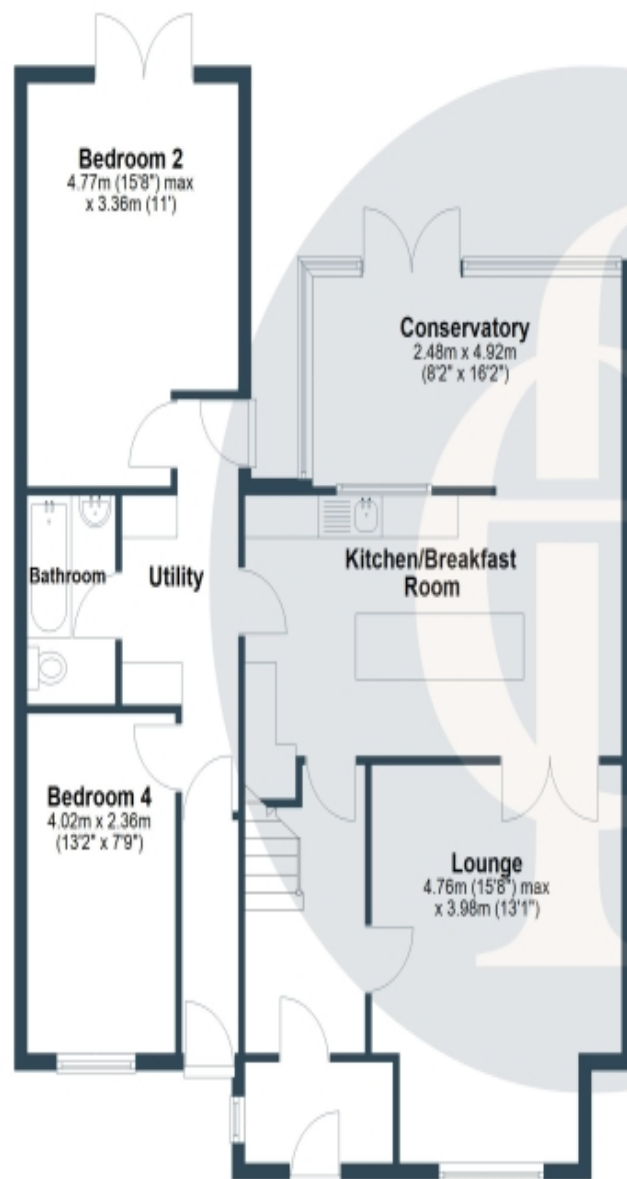






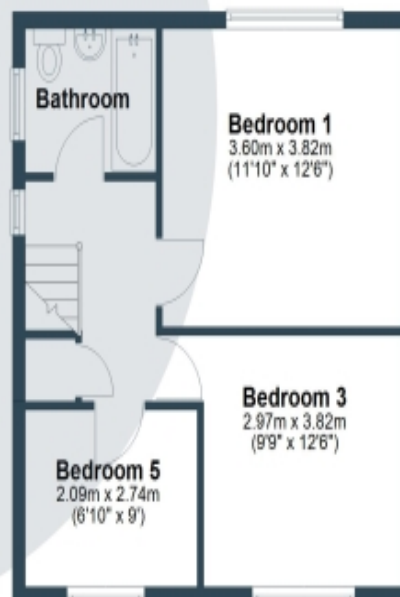
## Ground Floor

Approx. 98.3 sq. metres (1058.5 sq. feet)



## First Floor

Approx. 39.8 sq. metres (428.8 sq. feet)



Total area: approx. 138.2 sq. metres (1487.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

A largely extended and adapted five-bedroom family home, offering huge versatility for anyone requiring ground-floor bedroom accommodation. In our opinion, this property is ideal for anyone who has a mature relative living with them who still wants their independence but would benefit from being close by, via this self-contained separate annexe, enjoying its private entrance. Or an alternative is how the current owners make use of this fantastic space as a separate workspace for people running a business and needing privacy via a separate access. The annex offers two bedrooms/reception rooms, a kitchenette, and a bathroom. Perfect ground-floor annex with so many options!

The family home offers generous space in its own right and offers ample space for any growing family, not to mention the private large garden with planted trees and hedging. Situated in the charming and historic market town of Alcester in Warwickshire, known for its picturesque streets and vibrant community atmosphere, with a range of independent shops, cafés, traditional pubs, and local amenities. Surrounded by beautiful countryside, Alcester offers plenty of opportunities for outdoor pursuits, from riverside walks to exploring the Ragley Hall Estate. Despite its peaceful setting, the town enjoys excellent transport links, with easy access to Stratford-upon-Avon, and Birmingham, as well as major road networks including the A46 and M40.

The front of the property offers a driveway for two cars, and access to the original three-bedroom home and pedestrian access via a separate door leading to the annexe. It should be noted that the annex is also conveniently accessed via the main home, offering a seamless option of a five-bedroom home.

Once through the front door, you are in the welcoming front hallway that leads to the spacious sitting room situated at the front of the property. At the rear is the breakfast kitchen that has been updated with a modern, stylish range of units, including a breakfast bar. Cleverly positioned from the kitchen is a conservatory that is open plan, creating a family space for dining or relaxing whilst socialising with the chef in the kitchen or the kids doing their homework! The conservatory leads straight to the patio and large lawned garden, ideal for a BBQ and a kick about!

Upstairs are three generously proportioned bedrooms and a family bathroom.

As mentioned, the annex is accessed via the kitchen that leads to an inner hall with all rooms leading from. The current owners have the kitchenette space as their utility space, but this is ideal if required as a kitchen area for anyone using the separate space as a self-contained residence. Further accommodation is two double bedrooms/ office space and a bathroom. The independent space has front and rear private access if required.

The rear garden is a superb space for any family to enjoy the outdoors. If you have kids who like a play area, a goal, and still have space to eat outside, this is the garden for you.

Viewing is highly recommended to appreciate the versatile, large accommodation together with the private garden.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

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