



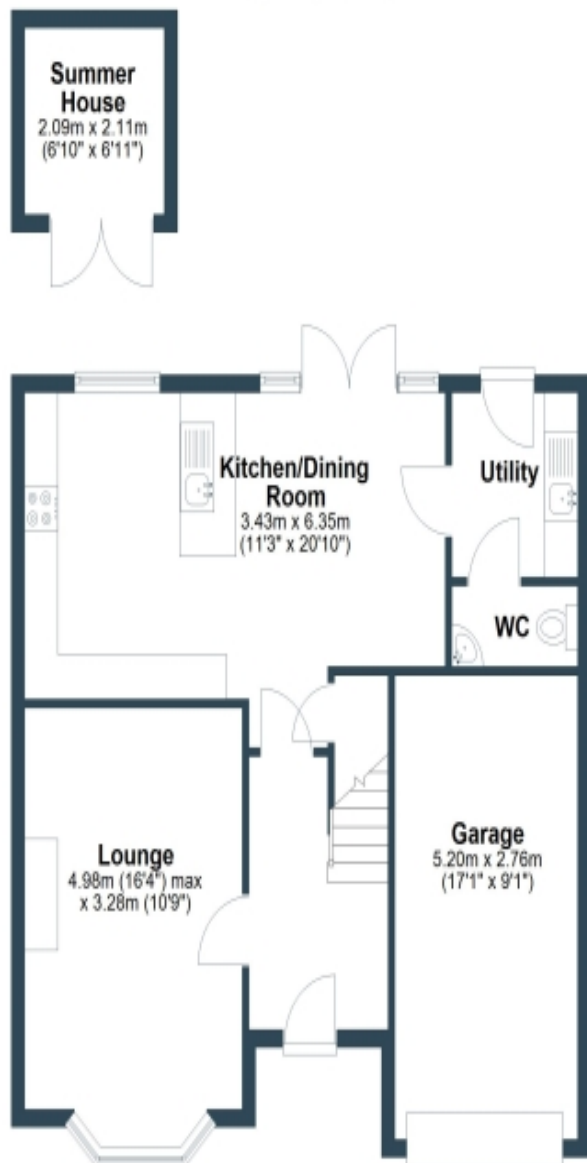
Kinnersley Road, , Alcester, B49 6FJ

Offers In Excess Of £475,000



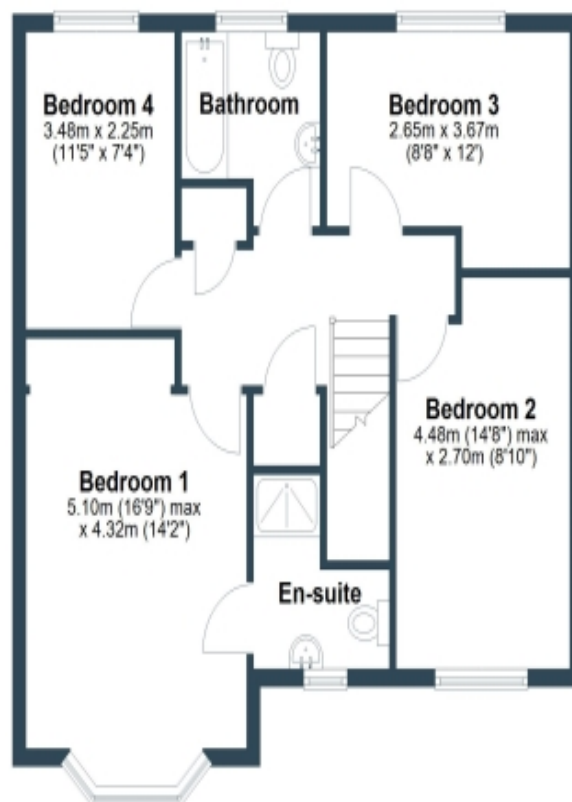
Ground Floor

Main area: approx. 66.2 sq. metres (712.3 sq. feet)
Plus outbuildings, approx. 4.4 sq. metres (47.4 sq. feet)



First Floor

Approx. 66.0 sq. metres (710.9 sq. feet)



Main area: Approx. 132.2 sq. metres (1423.2 sq. feet)
Plus outbuildings, approx. 4.4 sq. metres (47.4 sq. feet)

An executive double-bay family home, built by the highly respected builder Redrow Homes. The current owners present their appealing home to an excellent standard throughout, together with stylish upgrades. The accommodation is complemented with neutral tones, clean lines, and a contemporary finish. 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, this attractive and inviting home is positioned on a private drive on the sought-after Kinnersley Road, just a stroll to the quaint town centre. 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.

Number 5 ticks all the boxes for the new lucky owner, including a spacious family dining kitchen, en-suite to the master bedroom, and a private, newly landscaped garden. A true turnkey property for a growing family. The property is set back behind a well-kept fore garden with plants and trees adding to the overall curb appeal. The driveway adjacent offers parking for two vehicles. Once through the front door, you are invited into a light and airy hallway that sets the theme for the rest of the accommodation. Positioned at the front is the generously proportioned sitting room with a feature bay window and a focal point of an electric pebble effect fire with decorative surround. The modern, attractive family kitchen diner provides a pleasant space for dining, cooking, and relaxing, together with French doors opening to the rear garden, bringing the outside in. With integrated appliances including electric hob, double oven, fridge freezer, and dishwasher, and offering a range of matching wall and base units, including a useful pantry cupboard, you'll enjoy storage galore! For added convenience, what does every family need? A utility room offering space for a washing machine and tumble dryer, a place for your mucky boots, and a further door to the garden for muddy paws. Completing the ground floor is the cloakroom/WC. Upstairs is the impressive master bedroom, a great size, with ample room for a King-size bed and benefiting from a bay window and en-suite shower room with heated towel rail and vanity cupboard. There are three further generous rooms offering comfort for the family or guests and a bathroom with a shower over bath, vanity unit, and heated towel rail. Outside, the owners have thoughtfully landscaped the garden, mainly laid to lawn with a patio BBQ area. The timber summerhouse could provide useful additional space for working from home, or even a G&T in the summer! Planted colourful borders with shrubs are enclosed by fencing with side-gated access. There is ample driveway parking for two cars and a garage with electric and lighting, ideal for storage, a further car, or even conversion if you require a further reception room, maybe a study or playroom! Viewing is an absolute must to appreciate the position and presentation.

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.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

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Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey.

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Tel: 01789 590 988
Mob: 07947112186
West Park, Alscot Estate, Atherstone Hill, Atherstone on Stour, CV37 8NF
www.emmafranklinstateagents.co.uk