



# Cladswell Close, Cookhill, Alcester B49 5JX

£325,000

3 2 2



The accommodation includes an enclosed porch leading into a welcoming entrance hallway with stairs rising to the first floor. The spacious formal lounge features a charming open fireplace, while the open-plan dining room is enhanced by skylights and French doors that open onto the rear garden. Adjacent to the dining room, there is a utility room, a contemporary ground-floor shower room, and a versatile office space. The modern breakfast kitchen offers under-stairs storage and is fitted with an array of stylish wall and base units, integrated appliances, and a convenient breakfast bar.

Upstairs, the first-floor landing provides built-in storage and leads to the master bedroom, a second double bedroom with additional built-in storage, and a third generously sized bedroom, also featuring built-in storage. The floor is completed by a modern principal bathroom, fitted with a shower over the bath.

The property is set back from the road and approached via a stone shingle frontage with raised sleeper planters. The rear garden is primarily laid to lawn, featuring a spacious paved patio and neatly planted borders, all enclosed within secure fenced boundaries.

**Lounge** - 5.37m x 3.48m (17'7" x 11'5")

**Dining Room** - 4.41m x 2.63m (14'5" x 8'7")

**Kitchen** - 3.45m x 3.1m (11'3" x 10'2") max

**Office** - 4.97m x 2.63m (16'3" x 8'7") max

**Shower Room** - 1.46m x 1.66m (4'9" x 5'5")

**Master Bedroom** - 3.58m x 4.1m (11'8" x 13'5") max

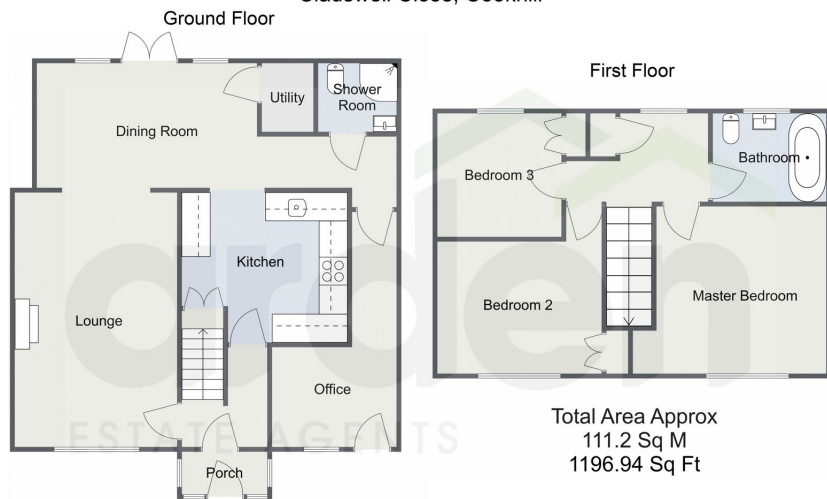
**Bedroom 2** - 3.48m x 3.53m (11'5" x 11'6") max

**Bedroom 3** - 2.61m x 2.63m (8'6" x 8'7")

**Bathroom** - 2.4m x 1.73m (7'10" x 5'8")

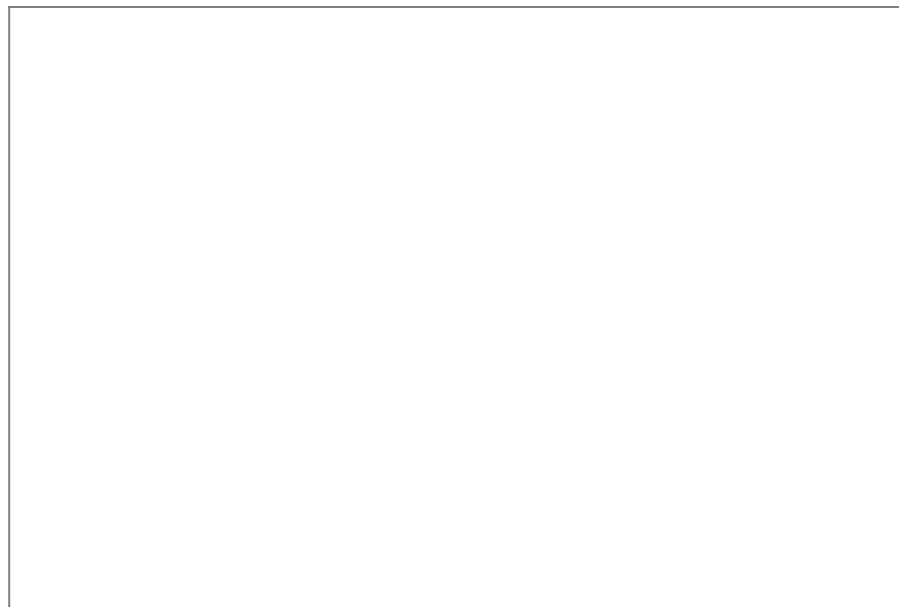


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For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

- Beautifully Presented Mid Terrace Property
- Spacious Formal Lounge
- Breakfast Kitchen and Separate Utility
- Bathroom and Ground Floor Shower Room
- Semi-Rural Location
- Three Well-Proportioned Bedrooms
- Open Plan Dining Room
- Useful Office Space
- Attractive Front and Rear Gardens
- Much Improved



For more information on this house or to arrange a viewing please call the office on:

**01527 540 654**

Alternatively, you can scan the QR to view all of the details of this property online.

