



Kingley Avenue, Alcester, B49 6BH

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Popular Family Location

Located within close proximity to both St Nicholas Primary School and Alcester Academy, this generously proportioned home is ideally suited to first time buyers, young families, or those seeking a sound investment opportunity.

Upon entering the property, you are welcomed by a spacious kitchen diner at the front, complete with ample units and generous worktop space, perfect for family meals or entertaining guests. To the rear, the lounge diner spans the full width of the house and opens out to the garden through a set of patio doors, creating a bright and inviting living space. A downstairs WC completes the ground floor.

Upstairs, the home offers three well sized double bedrooms, providing plenty of space for a growing family or home office needs. The family bathroom is fitted with a shower over bath and features convenient shower splashbacks.

Externally, the rear garden is impressively sized, low maintenance, and thoughtfully designed with a stylish pergola, ideal for outdoor relaxation or entertaining. To the front, a private driveway provides off road parking, and the property also benefits from handy internal and external storage solutions.

This home has much to offer in both space and practicality. Early viewing is highly recommended.





Key Features

- Popular Location
- Three Generous Bedrooms
- Kitchen Diner
- Lounge With Patio Doors To Garden
- Enclosed Rear Low Maintenance Garden
- Driveway To Front
- Handy Internal & External Storage
- Ideal First Time Home Or Rental Investment

£250,000



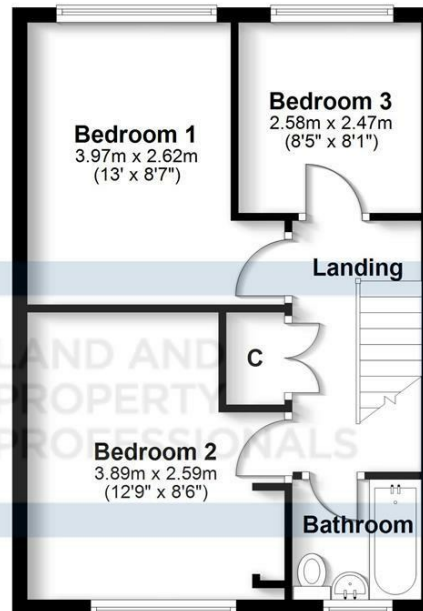
Ground Floor

Approx. 45.1 sq. metres (485.7 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.4 sq. feet)



Total area: approx. 86.7 sq. metres (933.1 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating - C

Tenure - Freehold

Council Tax Band - B

Local Authority
Stratford-upon-Avon



We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS