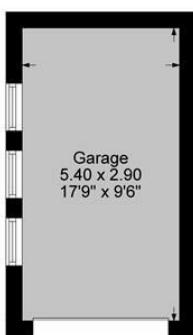


Peter Clarke

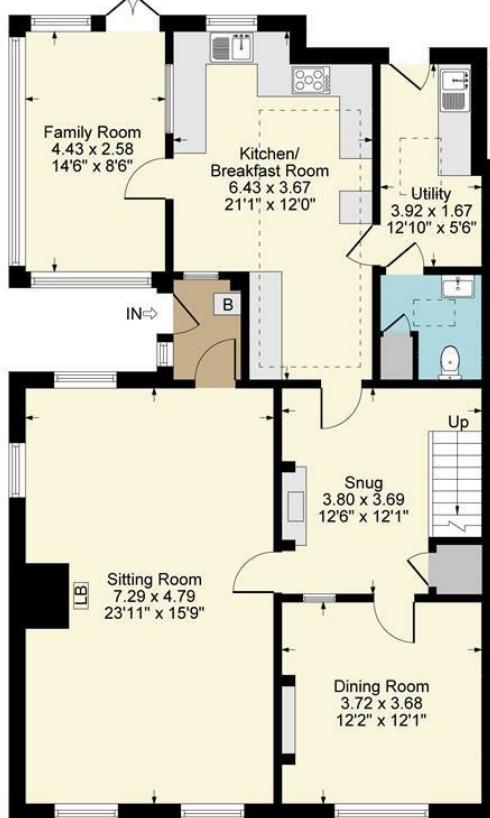


One Engine Terrace, Temple Grafton, Alcester, B49 6NS

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Garage



Ground Floor



First Floor

Approximate Gross Internal Area = 191.82 sq m / 2065 sq ft  
(Including Garage)

Illustration for identification purposes only,  
measurements are approximate, not to scale.

- Spacious cottage in rural position
- Approx 2,065 sq.ft. accommodation inc garage
- Approx 0.43 acre plot
- Lovely views to front and rear
- Spacious and flexible rooms
- Large sitting room with wood burner
- Dining room, snug, family room, kitchen/breakfast room
- Four bedrooms and bathroom
- Useful loft
- Gated driveway and large gardens with open views to rear



Guide Price £580,000

A substantial cottage providing approx 2,065 sq.ft. inc garage, with flexible spacious rooms to include four reception areas, kitchen/breakfast room, utility, four bedrooms and bathroom. Garage, approx 0.43 acre plot with views to the front and lovely rural views to the rear.

### ACCOMMODATION

Front door to

#### ENTRANCE HALL

with access to Worcester oil heating boiler.

#### SITTING ROOM

with wood burning stove, views to front.

#### INNER HALL/SNUG

with wood burning stove, flagstone floor, stairs to first floor, under stairs storage cupboard.

#### DINING ROOM

with fireplace, flagstone floor, view to front.

#### KITCHEN/BREAKFAST ROOM

with atrium, tiled floor, range oven with filter hood over, range of cupboard, sink, space for fridge freezer, space and plumbing for dishwasher. Opening to

#### FAMILY ROOM

with tiled floor, double glazed windows.

#### UTILITY ROOM

with space and plumbing for washing machine and dryer, roof window.

#### CLOAKROOM

with wc and wash basin, roof window.

#### FIRST FLOOR LANDING

with linen cupboard.

#### BEDROOM ONE

with double wardrobes, views to front.

#### BEDROOM TWO

with fitted wardrobe, views to front.

#### BEDROOM THREE

with access to useful loft which has a dormer window, views to rear.

#### BEDROOM FOUR

#### SHOWER ROOM

with wc, wash basin and large shower cubicle, heated towel rail.

#### OUTSIDE

There is a gated drive for off road parking. Agents Note - there is a vehicular right of way for the cottage next door. Concrete section garage. Oil tank. Shed. Raised patio seating area with lovely far reaching views, pergola, lawned area, vegetable beds, summerhouse,







three further garden sheds, large lawned area with mature trees, hedging and views to rear.

## GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

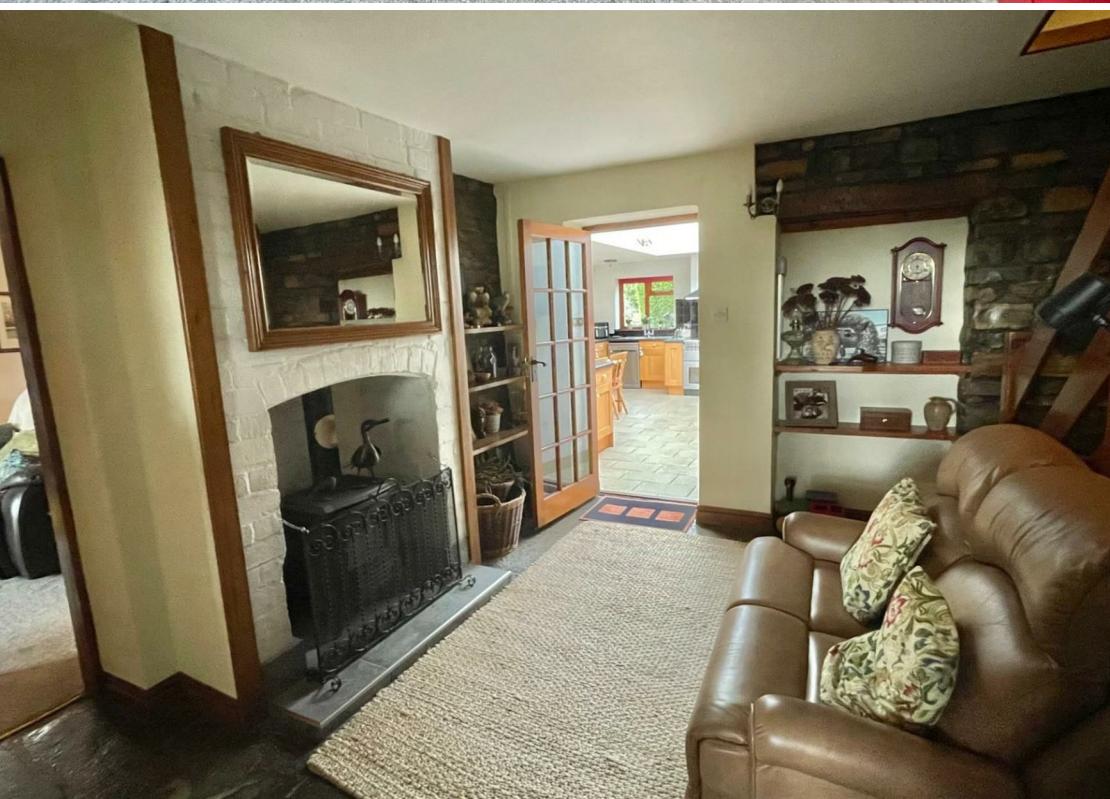
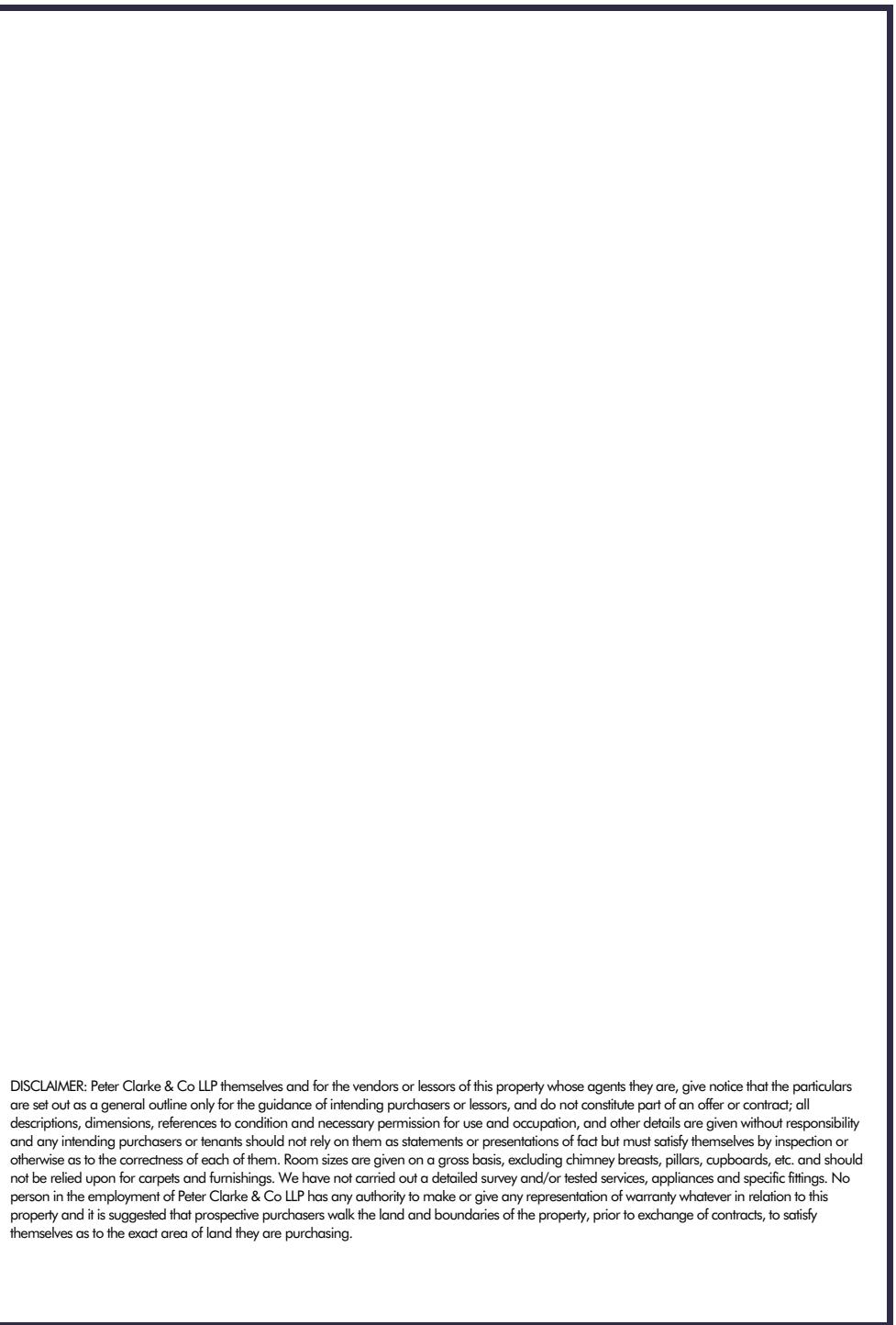
**SERVICES:** We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil heating to radiators.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** E A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation or warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



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Peter Clarke

