



EARLES
TRUSTED SINCE 1935



**15 Poplar Close
Oversley Green
Alcester
B49 6PL
Offers Over £675,000**

Address: 35 High Street, Alcester, B49 5AF - Email: info@earlesgroup.co.uk - Telephone: 01789 330 915

This beautifully presented and spacious four-bedroom detached bungalow is situated within the highly sought-after hamlet of Oversley Green, near Alcester. Occupying a generously sized corner plot, this well-proportioned home offers flexible living accommodation and an abundance of natural light throughout. A standout feature is the addition of a stunning orangery with underfloor heating, which creates a seamless open-plan space perfect for modern living and entertaining. Designed for both family life and those seeking single-storey rural comfort, the property further benefits from ample parking and beautifully maintained mature gardens.

Reception Hall

7'4" x 5'0" (2.25m x 1.53m)

Welcoming entrance space connecting the main living and bedroom wings.

Living Room

20'0" x 12'0" (6.11m x 3.66m)

A large principal reception room with dual aspect windows, a feature fireplace, and direct access to the Garden Room.

Orangery

22'2" x 12'1" (6.78m x 3.70m)

Bright, modern extension with underfloor heating and views across the rear garden, perfect for entertaining or relaxation.

Kitchen/Breakfast Room

17'3" max x 14'6" (5.28m max x 4.44m)

Stylish and functional, fitted with quality units and central island, leads into:

Utility Room

5'9" x 5'4" (1.77m x 1.65m)

WC

5'6" x 2'8" (1.70m x 0.83m)

Dining Area

14'2" x 8'10" (4.34m x 2.71m)

Adjacent to kitchen, providing an open-plan feel.

Study

8'6" x 6'7" (2.60m x 2.02m)

Ideal for home working.

Bedroom One

15'7" x 11'10" (4.75m x 3.62m)

Spacious principal suite with fitted wardrobes leading to;

En-suite Shower Room

3'2" x 8'7" (0.98m x 2.63m)

Bedroom Two

15'1" x 8'3" (4.61m x 2.53m)

Generous double with built-in storage.

Bedroom Three

14'11" x 8'3" (4.57m x 2.53m)

Well-sized double overlooking the front aspect.

Bedroom Four

10'10" x 8'5" (3.32m x 2.59m)

Perfect as a guest room or study.

Family Bathroom

Modern suite with bath, basin, and WC.

Outside

The property sits within a peaceful cul-de-sac with private driveway parking and a well-maintained rear garden. The garden room opens onto a patio and lawned area ideal for outdoor dining.

Additional Information

Services:

Mains gas, electricity, water and drainage are connected to the property.

Broadband and Mobile:

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 220 Mbps. For more information visit:

<https://checker.ofcom.org.uk/>

Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with outdoor availability being rated 'Good' and the indoor availability being rated 'Variable'. For more information, please

visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-upon-Avon District Council - Band E

Tenure: The property is freehold with vacant possession given on completion of sale.

Flood Risk:

Rivers and the sea

Yearly chance of flooding - VERY LOW

Yearly chance of flooding between 2036 and 2069- VERY LOW

Surface water

Yearly chance of flooding - VERY LOW

Yearly chance of flooding between 2040 and 2060 - LOW

For more information, please visit:

<https://www.gov.uk/check-long-term-flood-risk>

Fixtures and Fittings:

All the items mentioned in the particulars are included in the sale, others if any are specifically excluded.

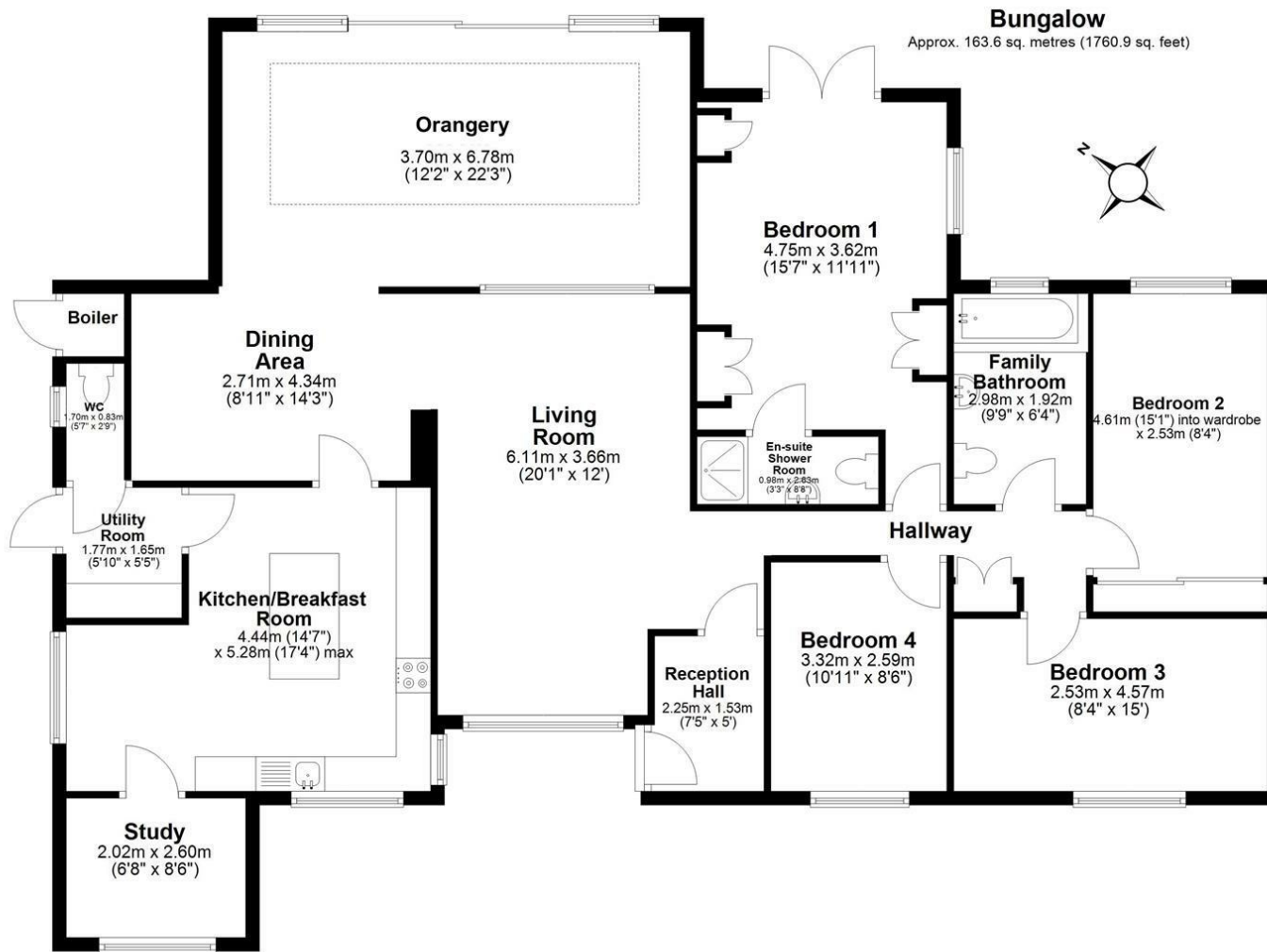
Viewing

Strictly by prior appointment through John Earle on 01789 330 915.

John Earle is a Trading Style of John Earle & Son LLP

Registered Office: Carleton House, 266-268 Stratford Road, Shirley, B90 3AD
Reg. No. OC326726.





Total area: approx. 163.6 sq. metres (1760.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	71	76

Environmental Impact (CO ₂) Rating		
Current	Potential	
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

