



**33 Meadow Road
Alcester
B49 6BB**

Offers Over £325,000

An attractive and extended three-bedroom semi-detached family home, situated in a popular residential area of Alcester, offering spacious and versatile accommodation, ample off-road parking and a beautifully maintained rear garden.

The property briefly comprises a welcoming reception hall, a generously sized kitchen/dining room, a separate living room with French doors opening onto the rear garden, and an additional family room providing an excellent space for entertaining or relaxing. Further benefits to the ground floor include a WC, useful storage and an integral garage/utility room.

To the first floor are three bedrooms, a family bathroom and additional linen storage.

Outside, the property is approached via an extensive paved driveway providing ample off-road parking and access to the garage. To the rear is a beautifully maintained garden, predominantly laid to lawn with mature shrubs, established borders and a decorative pathway. A generous decked seating area provides an ideal space for outdoor dining and entertaining, with French doors offering direct access from both reception rooms.

Situated within easy reach of Alcester town centre, the property enjoys convenient access to a range of independent shops, cafés, supermarkets, schools and local amenities. Alcester also offers excellent road connections to Stratford-upon-Avon, Redditch and the surrounding areas.

An excellent opportunity to acquire a spacious family home in a sought-after residential location.

Reception Hall

6'1" x 10'2" (1.86m x 3.10m)

Living Room

14'10" x 10'2" (4.53m x 3.10m)

Kitchen/Dining Room

21'5" x 9'9" (6.54m x 2.98m)

Family Room

8'11" x 13'5" (2.74m x 4.09m)

WC

4'3" x 5'1" (1.31m x 1.55m)

Garage/Utility Room

22'4" (max) x 7'9" (6.82m (max) x 2.38m)

First Floor

Landing

6'1" x 8'7" (1.86m x 2.63m)

Bedroom One

11'10" x 10'2" (3.63m x 3.10m)

Bedroom Two

9'0" x 9'11" (2.76m x 3.04m)

Bedroom Three

6'1" x 11'6" (1.87m x 3.51m)

Family Bathroom

5'5" x 6'7" (1.67m x 2.03m)

Additional Information

Services:

Mains electricity, gas, 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 10000

Mbps and highest available upload speed 10000 Mbps. For more information visit:

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

Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone):

EE - Good outdoor, variable in-home

O2 - Good outdoor and in-home

Three - Good outdoor and in-home

Vodafone - Good outdoor

Council Tax:

Stratford Upon Avon District Council - Band C

Tenure:

The property is Freehold with vacant possession given on completion of sale.

Flood Risk:

Rivers and the sea

Yearly chance of flooding - Low

Yearly chance of flooding between 2036 and 2069 - Low

Surface water

Yearly chance of flooding - Very Low

Yearly chance of flooding between 2040 and 2060 - Very 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.

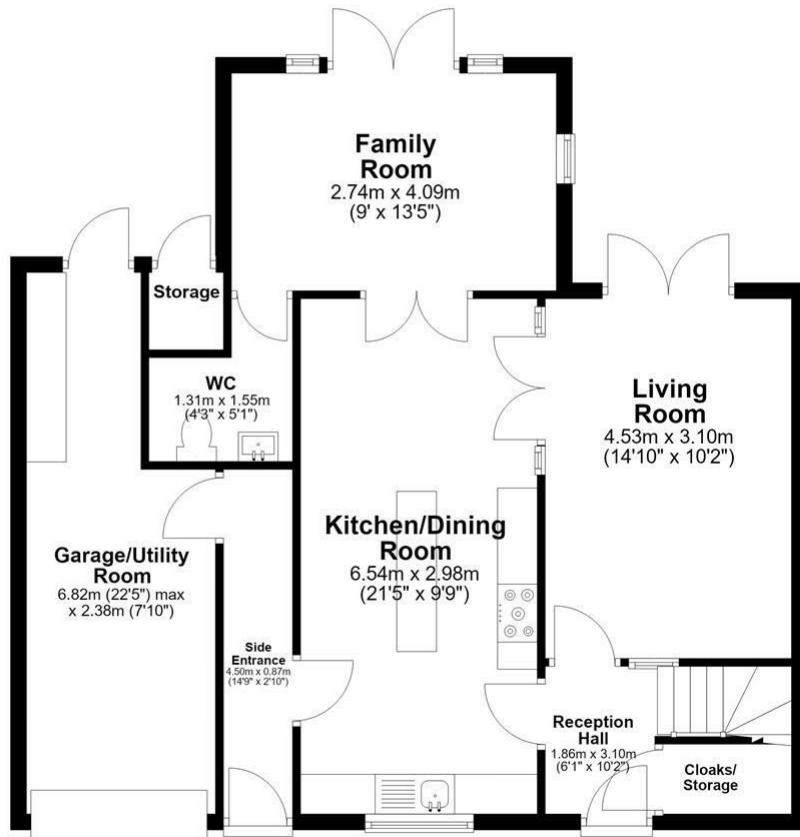
Viewing:

Strictly by prior appointment with Earles (01789 330 915 / 01564 794 343).

Earles is a Trading Style of 'John Earle & Son LLP' Registered in England. Company No: OC326726 for professional work and 'Earles Residential Ltd' Company No: 13260015 Agency & Lettings. Registered Office: Carleton House, 266 - 268 Stratford Road, Shirley, West Midlands, B90 3AD.

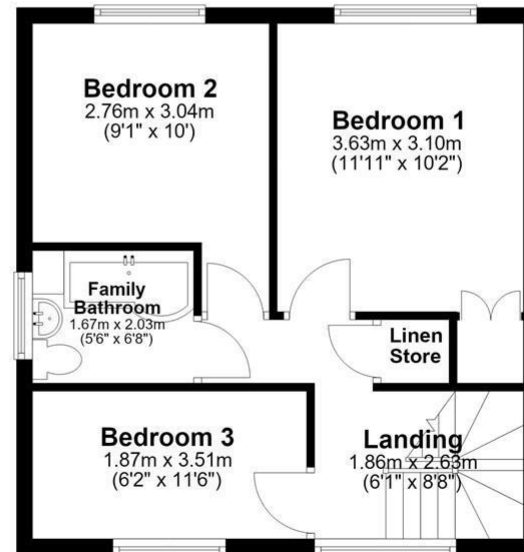
Ground Floor

Approx. 74.4 sq. metres (800.7 sq. feet)

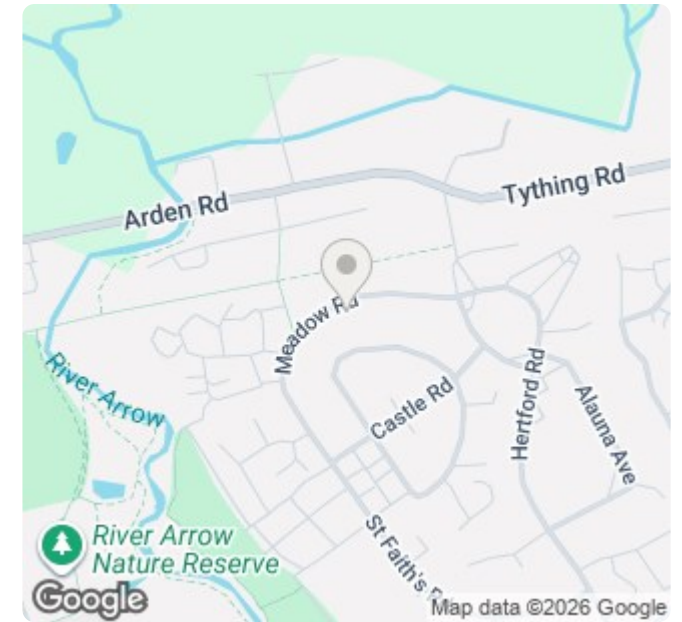


First Floor

Approx. 40.3 sq. metres (434.2 sq. feet)



Total area: approx. 114.7 sq. metres (1234.9 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	

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	

