



EARLES
TRUSTED SINCE 1935



**The Dene
Stratford Road
Alcester
B49 6PG**

Offers In Excess Of £485,000

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

Situated in the sought-after hamlet of Oversley Green, this beautifully presented three-bedroom semi-detached home offers spacious and versatile accommodation extending to approximately 1,060 sq. ft., ideal for modern family living. Positioned on Stratford Road, just moments from the historic market town of Alcester, the property enjoys a semi-rural setting with excellent transport links and countryside surroundings.

The ground floor features a welcoming reception hall, a bright bay-fronted living room, and a generous open-plan kitchen/dining room stretching over 17ft in length, perfect for entertaining and everyday family life. Adjoining the kitchen is a practical utility room and downstairs WC, while an additional reading area/snug provides flexible living space for home working or relaxation.

To the first floor are three well-proportioned bedrooms, including a spacious principal bedroom with attractive bay window, a further double bedroom, and a good-sized single bedroom. A modern shower room completes the accommodation.

Externally, the property benefits from a pleasant position within this desirable village location, combining countryside charm with convenient access to Alcester, Stratford-upon-Avon and the surrounding road network.



Reception Hall

13'7" x 6'5" (4.16m x 1.97m)

Living Room

13'7" (into bay) x 10'11" (4.15m (into bay) x 3.33m)

Reading Area

11'7" x 10'10" (3.55m x 3.32m)

Kitchen/Dining Room

11'4" x 17'4" (3.47m x 5.30m)

Utility Room

8'1" x 7'3" (2.48m x 2.22m)

WC

5'6" x 3'6" (1.68m x 1.09m)

First Floor

Landing

7'6" x 7'3" (2.31m x 2.22m)

Bedroom One

13'6" (into bay) (4.14m (into bay))

Bedroom Two

11'7" x 10'10" (3.55m x 3.32m)

Bedroom Three

8'3" x 7'3" (2.53m x 2.23m)

Shower Room

7'9" (max) x 6'5" (2.38m (max) x 1.97m)

Outside

To the front, the property is set back behind a block-paved driveway providing ample off-road parking for multiple vehicles, with a side driveway giving access to the rear garden. Mature hedging and a lawned frontage add privacy and kerb appeal. To the rear, the garden is well maintained with a central lawn, bordered by raised planted beds with mature shrubs and established planting. A timber pergola spans the rear of the property, creating a patio area with space for outdoor seating and dining. The garden is fully enclosed, offering a private outdoor space.

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

EE - Good outdoor, variable in-home

O2 - Good outdoor, variable in-home

Three - Good outdoor, variable in-home

Vodafone - Good outdoor, variable in-home

Council Tax:

Stratford on 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 - 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 - 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 through John Earle on 01789 330 915.

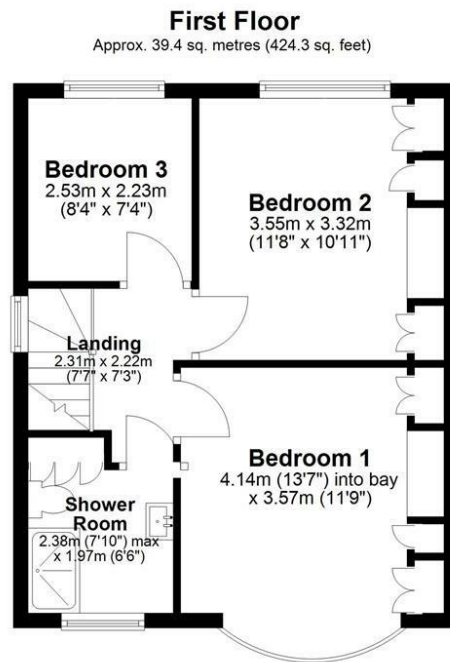
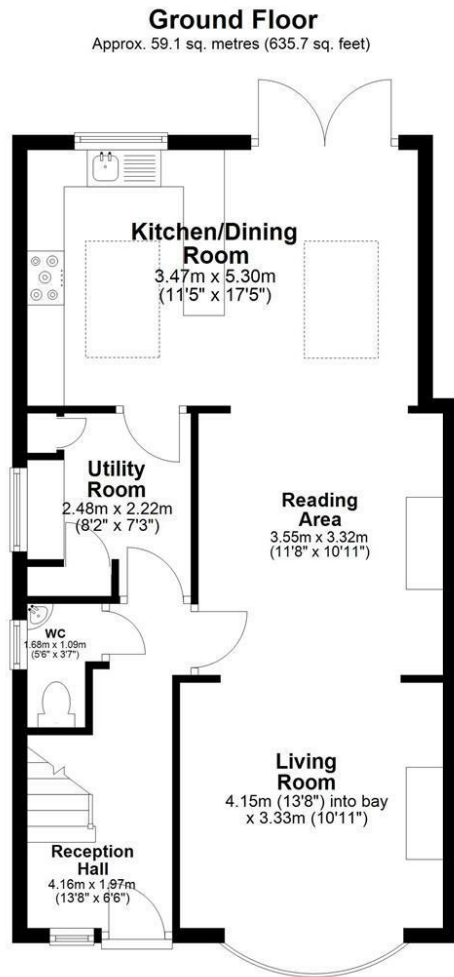
John Earle is a Trading Style of John Earle & Son LLP

Registered Office: Carleton House, 266-268 Stratford Road, Shirley, B90 3AD

Reg. No. OC326726.







Total area: approx. 98.5 sq. metres (1060.0 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		71	82
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 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	

