



**38 Station Road  
Alcester  
B49 5ET**

**Guide Price £375,000**

Located on Station Road in Alcester, this spacious three-storey family home offers well-balanced accommodation extending to approximately 119.6 sq. metres (1,287.8 sq. feet).

The ground floor comprises a welcoming reception hall, living room, kitchen/dining room and WC.

The first floor provides two bedrooms and a family bathroom.

The second floor features a generous principal bedroom complete with a dressing area, walk-in wardrobe, and en-suite shower room.

Externally, the property benefits from a landscaped rear garden, single garage, and allocated parking for one car, making it ideal for modern family living in a convenient town location.



### Reception Hall

10'6" x 6'8" (3.21m x 2.04m)

Attractive herringbone-style vinyl flooring, with doors leading to all ground floor rooms and a staircase rising to the first floor.

### Kitchen/Dining Room

12'0" x 7'8" (3.68m x 2.35m)

Fitted with a range of wall and base units with marble-effect laminate worktops over and a stainless steel sink with mixer tap. Integrated electric oven with four-ring hob. Wall-mounted gas boiler housed within a cupboard. Space and plumbing for a washing machine, fridge, and dishwasher. Window to the front elevation and herringbone-style vinyl flooring.

### WC

6'2" x 2'9" (1.90m x 0.86m)

Fitted with a low-level WC and hand basin, with herringbone-style vinyl flooring.

### Living Room

13'11" x 14'10" (4.25m x 4.54m)

A generously sized room featuring herringbone-style vinyl flooring, an understairs storage cupboard, a window, and double doors leading to the rear garden.

### First Floor

#### Landing

9'6" x 6'9" (2.92m x 2.07m)

#### Bedroom Two

12'2" (into wardrobe) x 14'9" (3.71m (into wardrobe) x 4.51m)

#### Bedroom Three

13'10" (max) x 7'8" (4.22m (max) x 2.35m)

#### Bathroom

6'2" x 6'9" (1.88m x 2.06m)

Fitted with a three-piece suite comprising a low-level WC, wash hand basin, and panelled bath with electric shower over and ceramic tiling to the surround. Frosted window to the front elevation.

### Second Floor

#### Bedroom One

14'9" x 14'9" (4.50m x 4.51m)

A generously sized master bedroom featuring a dressing area, walk-in wardrobe, and en-suite shower room.

#### Dressing Area

3'11" x 5'7" (1.20m x 1.72m)

#### Walk-In Wardrobe

5'8" x 5'10" (1.75m x 1.80m)

### En-suite Shower Room

8'7" x 8'5" (2.64m x 2.58m)

Fully tiled walls and floor, comprising a low-level WC, wash hand basin, and corner shower.

### Outside

Featuring a slabbed seating area, astro turf, gravel borders, and a raised artificial lawn with additional seating. Gate providing access to the

### Garage

8'7" x 17'3" (2.64m x 5.28m)

### Additional Information

Services:

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

Tenure:

The property is Freehold. Vacant possession will be given upon completion of the sale.

Broadband:

Superfast broadband speed is available in the area, with predicted highest available download speed 2300 Mbps and highest available upload speed 2300 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 EE being rated as 'Good outdoor, variable in-home' coverage, O2 being rated as 'Good outdoor, variable in-home' coverage, Three being rated as 'Good outdoor, variable in-home' coverage and Vodafone being rated as 'Good outdoor' coverage.

For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-on-Avon District Council - Band D

Flood Risk:

This location is in a very low risk flood zone. For more information, please visit: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Fixtures & Fittings:

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

Viewing:

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

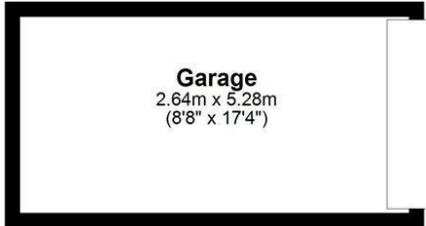
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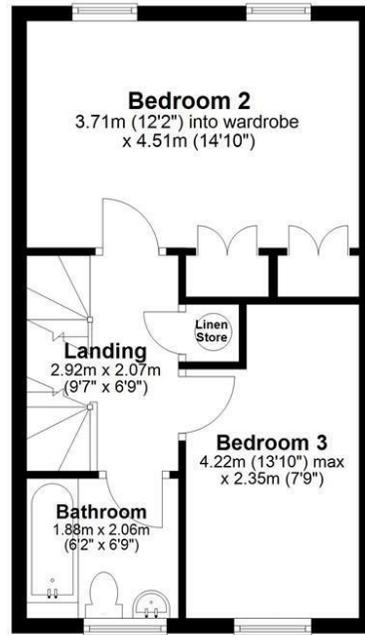
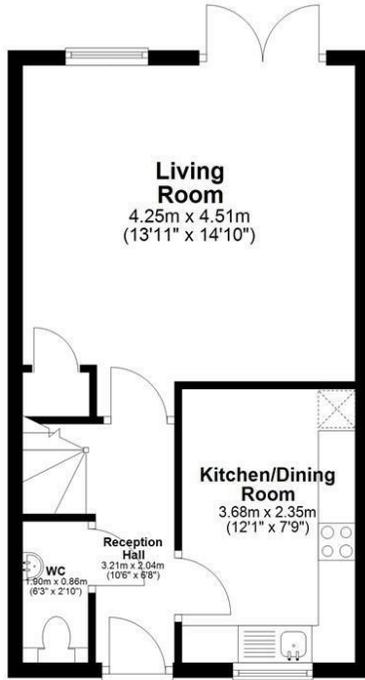
### Ground Floor

Approx. 50.1 sq. metres (539.2 sq. feet)



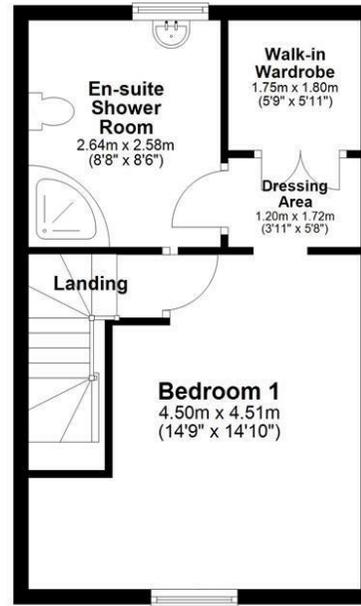
### First Floor

Approx. 36.3 sq. metres (390.6 sq. feet)



### Second Floor

Approx. 33.3 sq. metres (357.9 sq. feet)



Total area: approx. 119.6 sq. metres (1287.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		78	82
England & Wales		EU Directive 2002/91/EC	

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

