EARLES
TRUSTED SINCE 1935



16 Abbey Close
Alcester
B49 5QW

£750,000

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

An impressive four-bedroom detached family home, occupying a generous plot within the desirable Abbey Close in the historic market town of Alcester. Offering approximately 2,153 sq. ft. of spacious and versatile accommodation, the property benefits from a landscaped rear garden, extensive driveway parking and a double garage.

The ground floor accommodation briefly comprises a welcoming reception hall, living room with French doors opening onto the rear garden, separate dining room, study/home office and an impressive open-plan kitchen/family room, providing an ideal space for modern family living and entertaining. Further benefits include a utility room, cloakroom and ground floor WC.

To the first floor are four well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from a generous dressing room and en-suite bathroom, whilst a further walk-in wardrobe provides additional storage.

Situated within a sought-after residential location, the property enjoys convenient access to Alcester's historic town centre, local schools, independent shops, restaurants and everyday amenities.

An excellent opportunity to acquire a substantial family home in a desirable residential setting.







Reception Hall
7'8" x 4'4" (2.35m x 1.34m)

Office
7'4" x 8'4" (2.25m x 2.55m)

Dining Room
10'8" x 13'3" (3.26m x 4.05m)

Living Room
13'1" x 12'8" (4.00m x 3.87m)

Kitchen
24'5" x 14'7" (max) (7.45m x 4.45m (max))

Utility Area
5'4" x 14'7" (1.64m x 4.47m)

Garage
17'7" x 18'10" (5.36m x 5.75m)

Alfresco Dining Area
21'5" x 10'0" (6.53m x 3.05m)

First Floor

Landing
5'0" x 9'10" (1.53m x 3.01m)

Bedroom One
11'5" x 14'7" (3.50m x 4.45m)

Walk-in Wardrobe
4'8" x 6'5" (1.44m x 1.96m)

Dressing Room
10'11" x 12'7" (3.35m x 3.86m)

En-suite Bathroom
10'2" x 8'9" (3.10m x 2.68m)

Bedroom Two
10'8" (max) x 13'8" (3.26m (max) x 4.18m)

Bedroom Three
10'1" x 11'6" (3.09m x 3.51m)

Bedroom Four
8'1" x 10'4" (2.47m x 3.15m)

Family Bathroom
8'0" x 7'10" (2.46m x 2.40m)

Outside
The property is approached via an extensive driveway providing ample off-road parking and access to the double garage. The well-maintained rear garden is a particular feature, with a lawn, established flower borders, mature planting and paved seating areas, ideal for outdoor dining and relaxation.

Additional Information
Services:
Mains drainage, electricity, gas and water 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
O2 - Good outdoor
Three - Good outdoor
Vodafone - Good outdoor

Council Tax:
Stratford on Avon District Council - Band G

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 with Earles (01789 330 915 / 01564 794 343).

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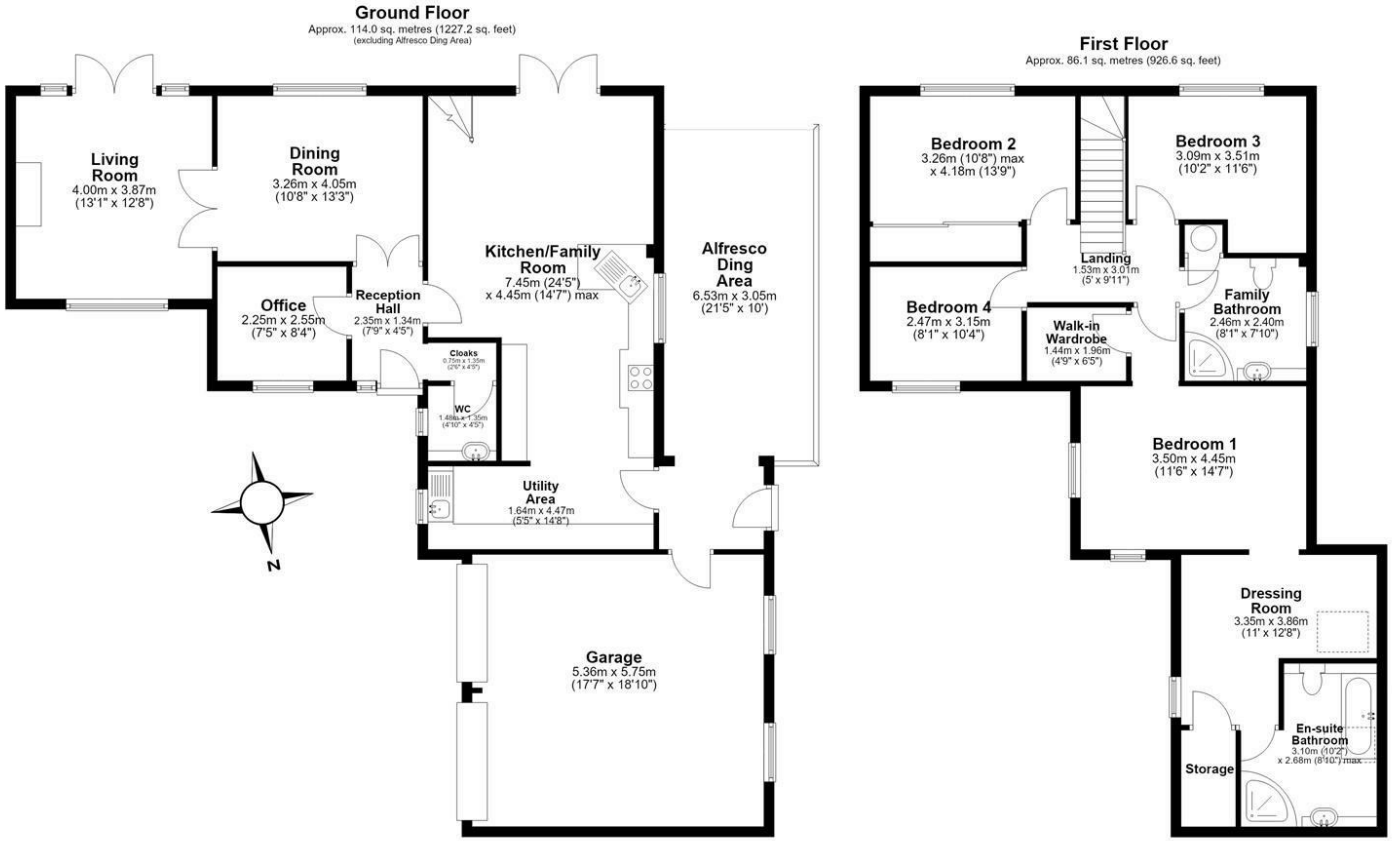




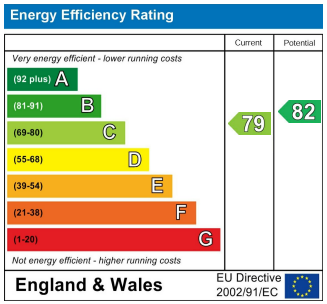


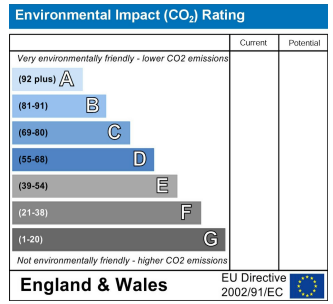






Total area: approx. 200.1 sq. metres (2153.8 sq. feet)







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