



**39 Meadow Road
Alcester
B49 6BB**

Offers Over £350,000

A spacious and extended four-bedroom semi-detached family home, offering approximately 1,525 sq. ft. of accommodation and situated within a popular residential area of Alcester.

The ground floor provides a welcoming reception hall leading through to a well-proportioned living room, separate dining room and fitted kitchen. A particularly generous conservatory extends across the rear of the property, providing an excellent additional reception space with direct access to the garden. Further accommodation includes a family room, useful utility room and separate WC.

To the first floor are four bedrooms, three of which are good-sized doubles, together with a family bathroom.

Outside, the property benefits from off-road parking to the front, whilst to the rear is a generously sized garden, providing an ideal space for families and outdoor entertaining.

Offering versatile and well-proportioned accommodation, this substantial home is conveniently positioned for access to Alcester town centre, local schools and everyday amenities, making it an excellent choice for growing families.

Reception Hall

6'0" x 10'2" (1.83m x 3.12m)

Living Room

15'0" x 10'2" (4.58m x 3.12m)

Dining Room

10'2" x 9'9" (3.11m x 2.99m)

Kitchen

10'9" x 9'9" (3.30m x 2.99m)

Family Room

12'3" x 8'9" (3.75m x 2.69m)

Utility Room

5'3" x 5'2" (1.62m x 1.60m)

WC

5'2" x 3'2" (1.59m x 0.99m)

Conservatory

10'8" x 23'7" (3.27m x 7.21m)

First Floor

Bedroom One

11'11" x 10'2" (3.65m x 3.12m)

Bedroom Two

11'11" x 9'11" (3.65m x 3.03m)

Bedroom Three

11'10" x 8'10" (3.63m x 2.70m)

Bedroom Four

6'1" x 11'6" (1.86m x 3.51m)

Family Bathroom

9'0" (max) x 8'10" (2.76m (max) x 2.70m)

Outside

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'

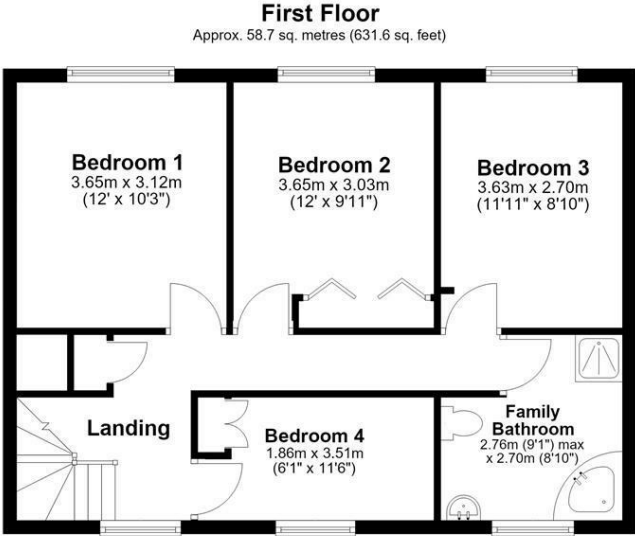
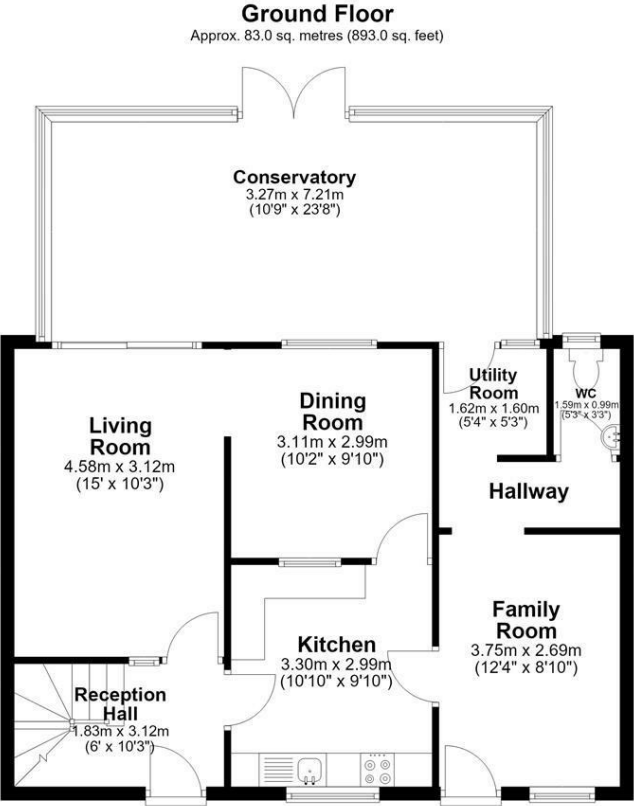
Registered in England. Company No: OC326726 for

professional work and 'Earles Residential Ltd' Company

No: 13260015 Agency & Lettings. Registered Office:

Carleton House, 266 - 268 Stratford Road, Shirley, West

Midlands, B90 3AD.



Total area: approx. 141.6 sq. metres (1524.6 sq. feet)

