

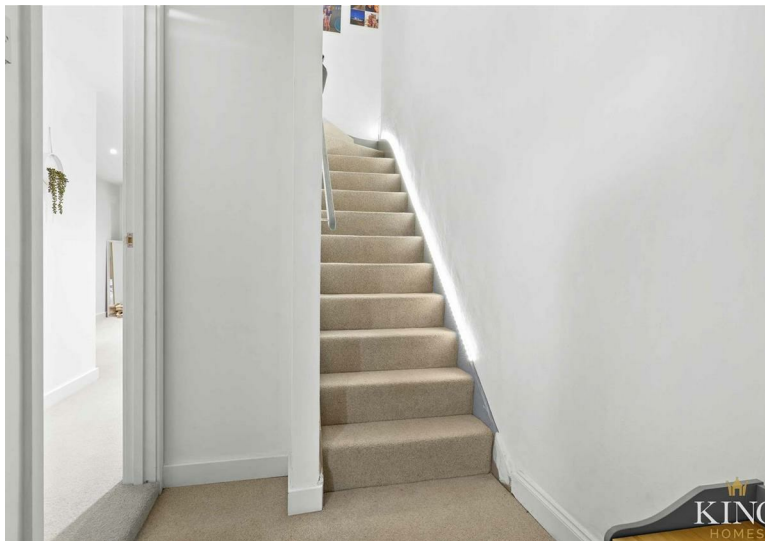


Henley Street, Alcester, B49 5QY

Guide price £315,000



**** Town Centre Location ** Four Bedroom ** Versatile Living Spaces **** Set in the centre of Alcester, this spacious four-bedroom, three-storey home offers a practical and flexible layout. The ground floor includes a recently converted and tastefully finished large double bedroom with en-suite, ideal for multigenerational living or guests. The garden-level first floor features a modern kitchen, an open-plan living and dining area, and a bright conservatory opening onto the garden. Upstairs are three further bedrooms and a family bathroom. Outside, the fully enclosed rear garden provides decking, planting borders, gravelled and raised decked areas, creating a private and versatile outdoor space.



Set in the centre of Alcester, this well-located four-bedroom home is arranged over three floors and offers a smart, spacious layout, with the main living areas positioned at garden level on the first floor. At the front of the property, the kitchen is fitted with modern units and generous worktop space, making it a highly functional and practical area for daily use. There's plenty of room for food preparation, storage, and informal dining, making it a natural hub of the home.

The open-plan living and dining area is well-proportioned and flows naturally, offering a comfortable and inviting space for both everyday living and entertaining, and flows beautifully into the glazed conservatory, opens directly onto the garden and provides a valuable second reception space. Versatile in its use, it works equally well as a relaxed sitting area, home office, or playroom, and enhances the connection between the indoor and outdoor areas.

The ground floor includes the main entrance and a central hallway leading to a spacious double bedroom with an en-suite shower room. It's ideal as a principal bedroom, private space for an older child, or for multigenerational living.

Upstairs, the top floor offers three additional bedrooms—two doubles and a single—served by a well-appointed family bathroom. The layout is practical and adaptable, with room configurations that suit family life, home working, or guests.

The private rear garden is fully enclosed by walls and fencing and features decking, turf with planting borders, a gravelled area, and a further raised decked space, providing a secure and versatile outdoor environment.

Entrance Hall

Bedroom 1 22'6" x 12'5" (6.86m x 3.80m)

En-Suite 4'10" x 4'1" (1.49m x 1.26m)

First Floor Landing

Lounge/Diner 19'11" x 12'11" (6.08m x 3.95m)

Conservatory 6'0" x 12'4" (1.85m x 3.77m)

Second Floor Landing

Bedroom 2 9'1" x 12'4" (max) (2.78m x 3.77m (max))

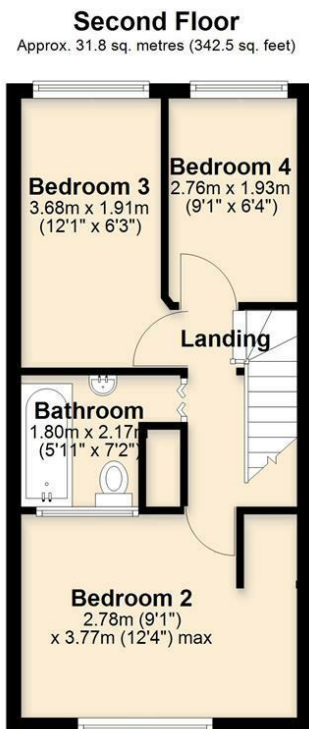
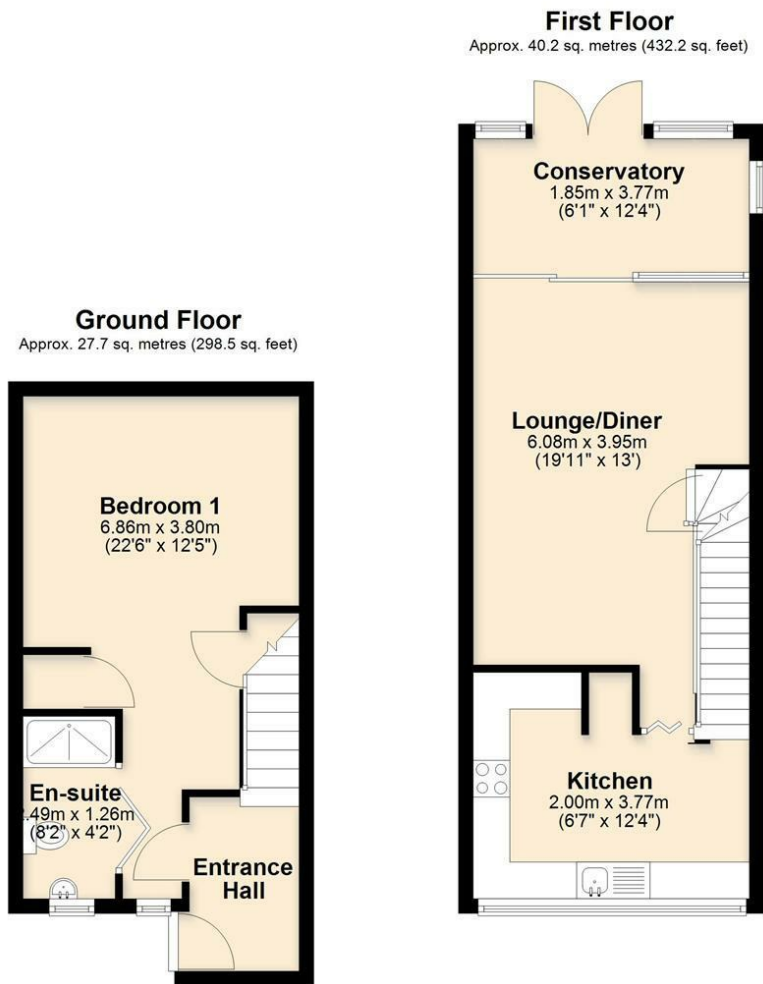
Bedroom 3 12'0" x 6'3" (3.68m x 1.91m)

Bedroom 4 9'8" x 6'3" (2.96m x 1.93m)

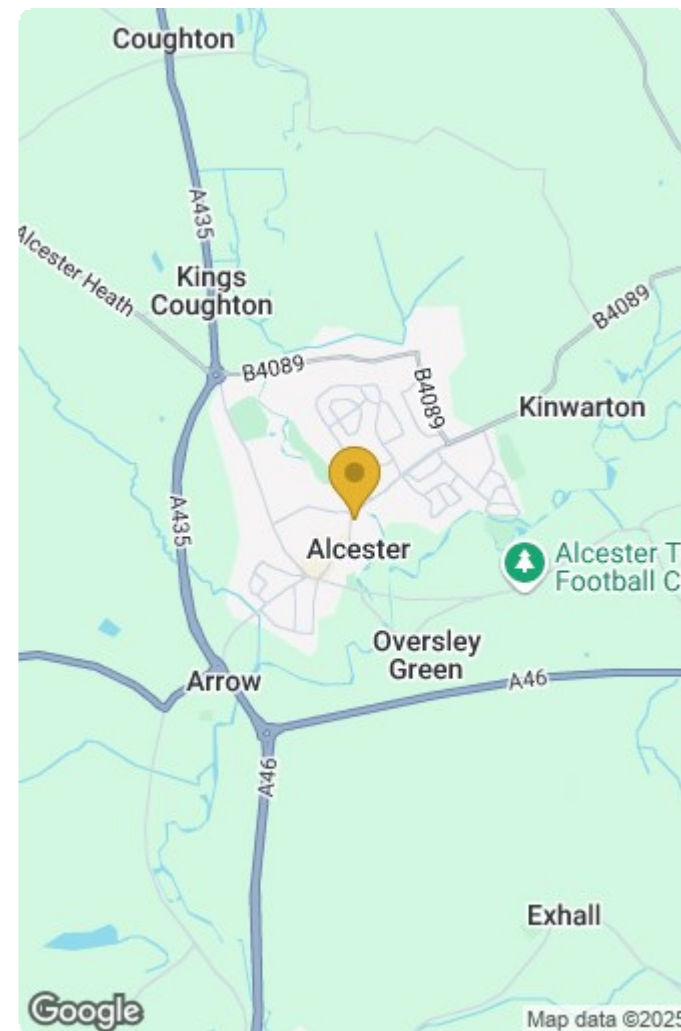
Bathroom 5'10" x 7'1" (1.80m x 2.17m)







Total area: approx. 99.7 sq. metres (1073.3 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	