



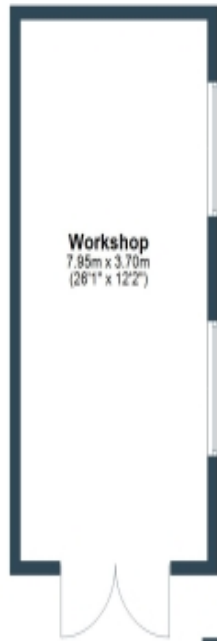
Alcester Road, , Stratford-upon-Avon, CV37 9DB

Offers In Excess Of £350,000



Ground Floor

Approx. 72.1 sq. metres (776.3 sq. feet)



Workshop
7.95m x 3.70m
(26'1" x 12'2")

First Floor

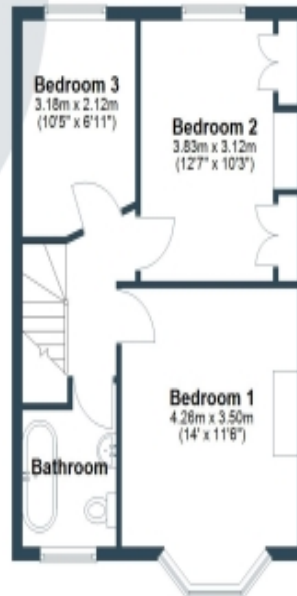
Approx. 42.4 sq. metres (455.5 sq. feet)



Kitchen
3.16m x 2.11m
(10'5" x 6'11")

Dining Room
3.86m x 3.25m
(12'8" x 10'8")

Lounge
4.25m x 3.50m
(13'11" x 11'6")



Bedroom 3
3.18m x 2.12m
(10'5" x 6'11")

Bedroom 2
3.83m x 3.12m
(12'7" x 10'3")

Bedroom 1
4.26m x 3.50m
(14' x 11'6")

Bathroom

Total area: approx. 114.5 sq. metres (1232.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

A fantastic opportunity to purchase a mature 1930s double bay, semi-detached home, ready for some updating and modernising. Set back from the highly regarded Alcester Road, a great location being within easy reach of the train station, local supermarket, High school, primary schools, and Stratford upon Avon town centre less than a mile away. The property is sold with no onward chain and is ready to be creatively extended, subject to the necessary planning permissions.

The property enjoys a deep fore garden and driveway, allowing parking for 3-4 cars.

Number 32 has been lovingly maintained and cared for over the years, and enjoys many original features, including picture rails, and original fireplaces to the light and airy accommodation. We believe that any new owner would be lucky to inherit what is a great family home and could become a larger family home with a larger living space, and be a forever home for someone.

Once through the timber front door with stained glass inserts, you are welcomed into the hallway that allows access to the first and ground floor accommodation. Having a Quarry tiled floor and a cupboard ideal for storage and housing the gas boiler.

The sitting room is positioned at the front aspect with a double-glazed bay window overlooking the front aspect. Enjoying a focal point of an open fire and decorative surround.

At the rear of the property is the kitchen that requires updating, but with some thought, this could become a fabulous family space via extension or a cheaper version of knocking through to the adjacent dining room.

The dining room enjoys an original fireplace and views over the mature private garden.

Upstairs are three generous bedrooms with more features, including wood flooring, picture rails, and original fireplaces. Completing the first floor is the family bathroom with a rainfall shower over the bath.

Completing the accommodation is the large workshop/studio located in the garden with electricity and lighting. This is an exciting space for anyone who needs to WFH, tinker with cars, or has a trade that a workshop would help.

The driveway has access via double-opening gates for vehicle access if required to the studio/workshop.

We recommend viewing sooner rather than later to appreciate the potential on offer with this already handsome period home.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

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