



58 School Road
Great Alne
Alcester
B49 6HQ

Offers In Excess Of £385,000

**** Formerly a 3-bedroom house, now reconfigured **** Situated in the sought-after village of Great Alne, this well-presented two-bedroom semi-detached home offers spacious and versatile accommodation extending to approximately 1,160 sq. ft. The property was originally designed as a three-bedroom home; however, the current owners have thoughtfully removed the wall between Bedrooms One and Three to create an impressive and spacious principal bedroom suite. Should a purchaser wish, the original layout could be easily reinstated, restoring the property to its former three-bedroom configuration.

The accommodation features a generous lounge/diner, fitted breakfast kitchen, conservatory, useful store room and an extended kitchen area, providing excellent living space for modern family life. Upstairs, there are two well-proportioned double bedrooms, including the enlarged principal bedroom, together with a contemporary shower room.

Outside, the property benefits from off-road parking and a private rear garden, ideal for entertaining or relaxing. Located within easy reach of Alcester, Stratford-upon-Avon and excellent local transport links, Great Alne is a desirable Warwickshire village offering a peaceful countryside setting with convenient access to local amenities and highly regarded schools.

Great Alne is a popular Warwickshire village approximately three miles from Alcester, offering a blend of rural charm and convenient commuter access.



Reception Hall

7'6" x 5'11" (2.30m x 1.82m)

Lounge/Dining Room

22'8" x 10'4" (6.93m x 3.16m)

Kitchen/Breakfast Room

9'6" x 15'8" (2.92m x 4.80m)

Utility Room**First Floor****Landing**

5'2" x 7'9" (1.58m x 2.38m)

Bedroom One

11'5" x 18'2" (3.48m x 5.55m)

Bedroom Two

11'1" x 10'2" (3.38m x 3.12m)

Shower Room

7'8" x 7'9" (2.34m x 2.37m)

Garage

8'7" x 6'11" (2.64m x 2.11m)

Additional Information

Services:

Mains drainage, electricity water are connected to the property. The heating is oil fired.

Broadband and Mobile:

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 220 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 - Variable outdoor

Council Tax:

Stratford on Avon District Council - Band D

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 through John Earle on 01789 330 915.

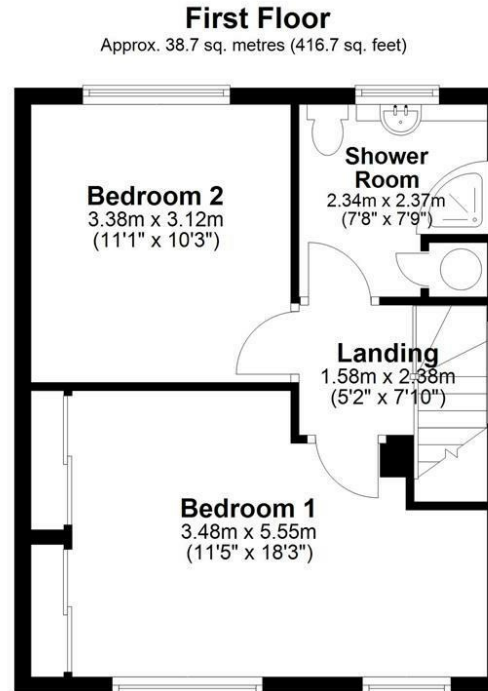
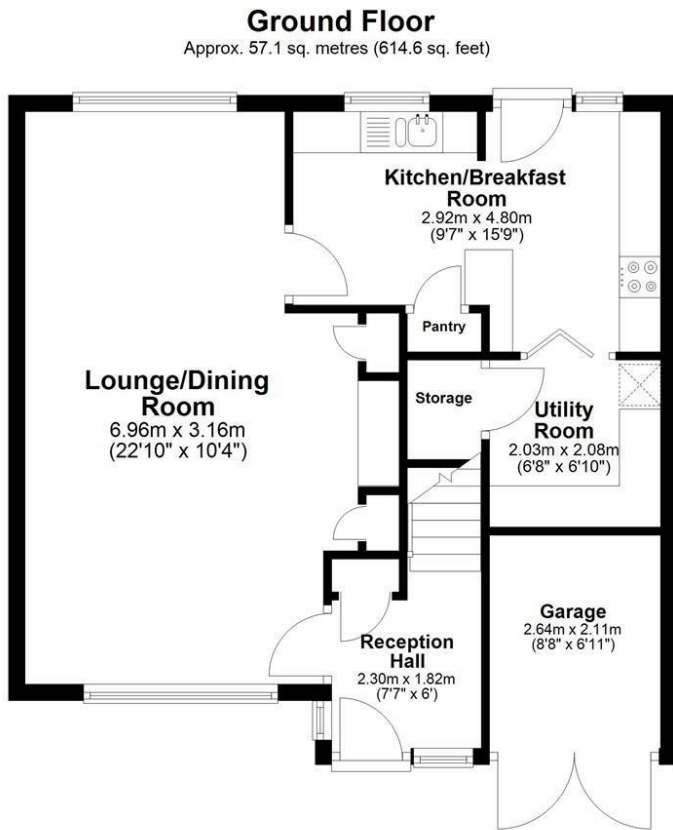
John Earle is a Trading Style of John Earle & Son LLP

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Reg. No. OC326726.







Total area: approx. 95.8 sq. metres (1031.3 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		
(82 plus) A		
(61-81) B		
(39-60) C		
(15-55) D		
(8-15) E		
(1-7) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

