

EARLES
TRUSTED SINCE 1935

The Dene
Stratford Road
Alcester
B49 6PG

Offers In Excess Of £495,000

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

Situated in the sought-after hamlet of Oversley Green, this beautifully presented three-bedroom semi-detached home offers spacious and versatile accommodation extending to approximately 1,060 sq. ft., ideal for modern family living. Positioned on Stratford Road, just moments from the historic market town of Alcester, the property enjoys a semi-rural setting with excellent transport links and countryside surroundings.

The ground floor features a welcoming reception hall, a bright bay-fronted living room, and a generous open-plan kitchen/dining room stretching over 17ft in length, perfect for entertaining and everyday family life. Adjoining the kitchen is a practical utility room and downstairs WC, while an additional reading area/snug provides flexible living space for home working or relaxation.

To the first floor are three well-proportioned bedrooms, including a spacious principal bedroom with attractive bay window, a further double bedroom, and a good-sized single bedroom. A modern shower room completes the accommodation.

Externally, the property benefits from a pleasant position within this desirable village location, combining countryside charm with convenient access to Alcester, Stratford-upon-Avon and the surrounding road network.







Reception Hall
13'7" x 6'5" (4.16m x 1.97m)

Living Room
13'7" (into bay) x 10'11" (4.15m (into bay) x 3.33m)

Reading Area
11'7" x 10'10" (3.55m x 3.32m)

Kitchen/Dining Room
11'4" x 17'4" (3.47m x 5.30m)

Utility Room
8'1" x 7'3" (2.48m x 2.22m)

WC
5'6" x 3'6" (1.68m x 1.09m)

First Floor

Landing
7'6" x 7'3" (2.31m x 2.22m)

Bedroom One
13'6" (into bay) (4.14m (into bay))

Bedroom Two
11'7" x 10'10" (3.55m x 3.32m)

Bedroom Three
8'3" x 7'3" (2.53m x 2.23m)

Shower Room
7'9" (max) x 6'5" (2.38m (max) x 1.97m)

Outside
To the front, the property is set back behind a block-paved driveway providing ample off-road parking for multiple vehicles, with a side driveway giving access to the rear garden. Mature hedging and a lawned frontage add privacy and kerb appeal. To the rear, the garden is well maintained with a central lawn, bordered by raised planted beds with mature shrubs and established planting. A timber pergola spans the rear of the property, creating a patio area with space for outdoor seating and dining. The garden is fully enclosed, offering a private outdoor space.

Additional Information
Services:

Mains gas, electricity, 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 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, variable in-home
O2 - Good outdoor, variable in-home
Three - Good outdoor, variable in-home
Vodafone - Good outdoor, variable in-home

Council Tax:
Stratford on 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 - 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
Registered Office: Carleton House, 266-268 Stratford Road, Shirley, B90 3AD
Reg. No. OC326726.





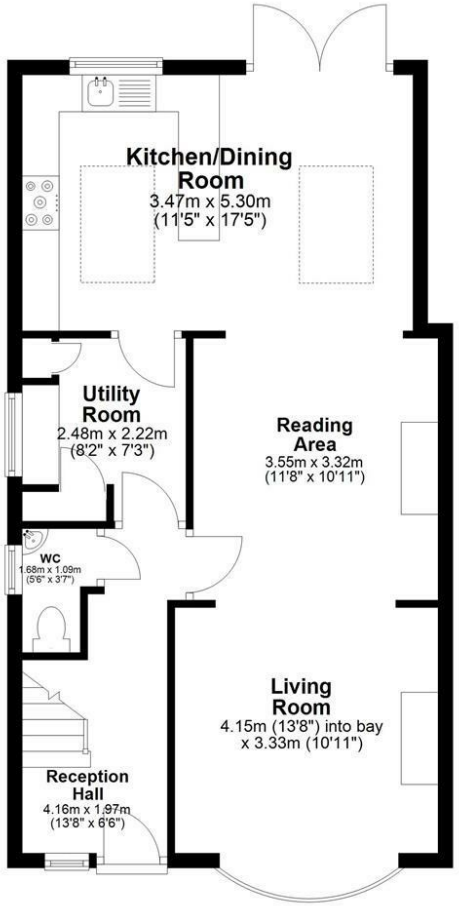






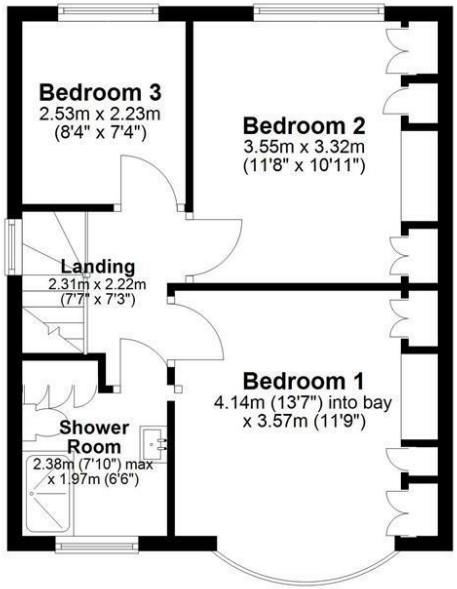
Ground Floor

Approx. 59.1 sq. metres (635.7 sq. feet)

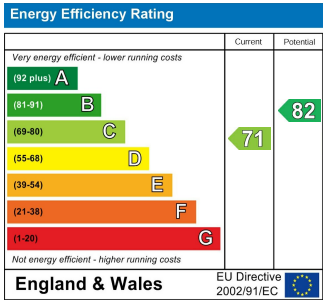


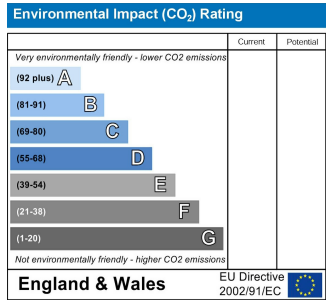
First Floor

Approx. 39.4 sq. metres (424.3 sq. feet)



Total area: approx. 98.5 sq. metres (1060.0 sq. feet)







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