



School Road, Alcester, B49 5DH

Guide price £160,000


KING
HOMES

**** Two Bedroom Cottage-Style Home ** Private Rear Garden ** Character Features Including Exposed Timber Beams ** Feature Fireplace With Stove ** Modern Fitted Kitchen ** Ground Floor Shower Room ** Generous Principal Bedroom With Fitted Storage ** Useful Second Bedroom With Rooflight **** A charming two bedroom cottage-style home on School Road, Alcester, offering characterful accommodation across two floors with a modern kitchen, ground floor shower room, private rear garden and a generous principal bedroom.



The property is entered via an entrance hall, with access to the ground floor shower room before opening into the main living room. This is a well-proportioned and characterful space, with exposed timber beams and a feature fireplace with stove creating a warm focal point.

To the rear is a fitted kitchen with a good range of storage, contemporary work surfaces, integrated oven, hob and extractor, together with space for additional appliances. Open shelving and a rear-facing window add to the bright and practical feel of the room.

The ground floor shower room comprises a shower enclosure, WC and wash basin, together with a heated towel rail.

Upstairs are two bedrooms. Bedroom one is a generous principal bedroom with useful fitted storage and good natural light. Bedroom two is a compact but practical second bedroom, with a rooflight providing plenty of natural light.

Outside, the property benefits from a private rear garden, arranged for relatively low maintenance with a paved seating area, gravelled section and useful garden shed.

Overall, this is a characterful and well-arranged two bedroom home combining traditional features with practical accommodation, together with the added benefit of private outdoor space.

Entrance Hall

Living Room 10'6" x 12'5" (3.22m x 3.80m)

Kitchen 6'3" x 9'3" (1.92m x 2.83m)

Storage

Shower Room

Landing

Bedroom 1 10'6" x 10'6" (3.22m x 3.22m)





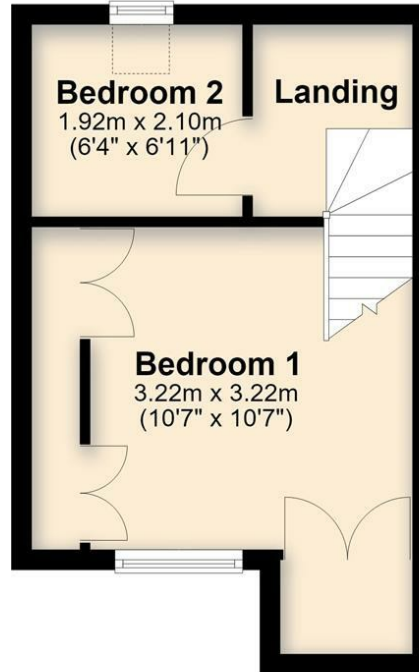
Ground Floor

Approx. 23.6 sq. metres (253.8 sq. feet)

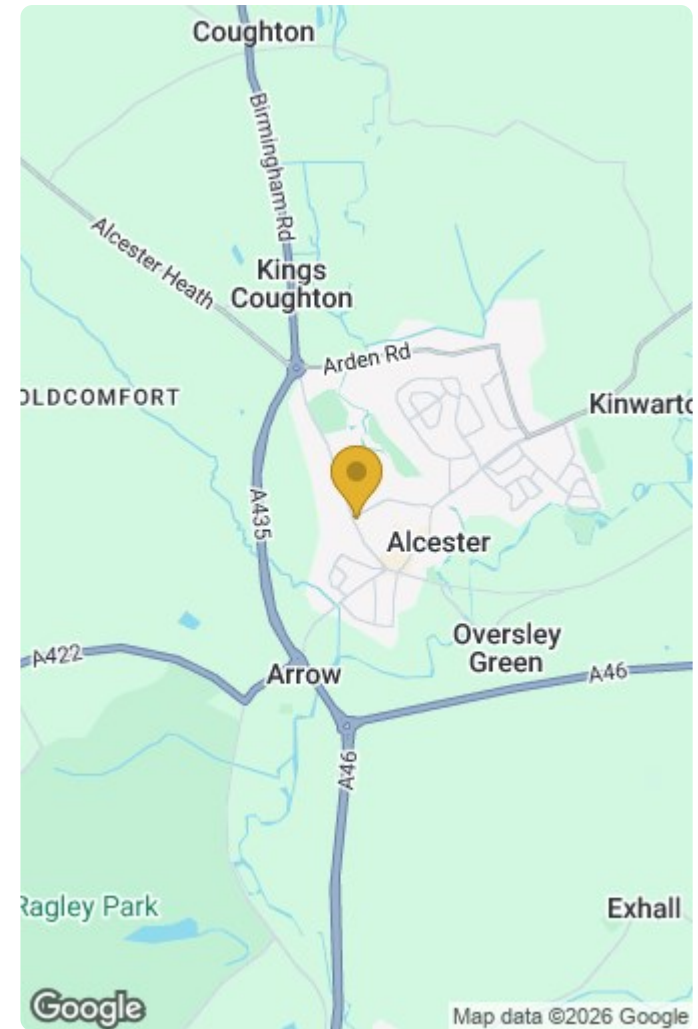


First Floor

Approx. 21.3 sq. metres (229.1 sq. feet)



Total area: approx. 44.9 sq. metres (482.9 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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	