



EARLES
TRUSTED SINCE 1935



Millers Cottage
Ragley Mill Lane
Alcester
B49 5DU
Guide Price £475,000

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

An attractive and characterful three-bedroom mid-terrace cottage, offering surprisingly spacious accommodation arranged over three floors and extending to approximately 1,466 sq. ft., together with the benefit of parking.

The property enjoys an appealing traditional red-brick exterior and is approached through an established cottage-style garden. Internally, the accommodation begins with a welcoming reception hall leading into a generous living room, with plenty of space for both relaxing and entertaining.

The ground floor also provides a well-proportioned kitchen, separate dining room and a useful garden room, creating a versatile layout with a pleasant connection to the outside space.

On the first floor are two generously sized bedrooms. Bedroom One benefits from fitted storage and its own en-suite shower room, while Bedroom Two extends to approximately 14'6" and is served by the family bathroom. The second floor provides an impressive third bedroom, measuring approximately 18'6" at its maximum and offering excellent additional accommodation.

Combining character, generous proportions and a flexible three-storey layout, Millers Cottage represents an appealing opportunity in the sought-after Ragley Mill Lane setting, conveniently positioned for Alcester and the surrounding Warwickshire countryside.

Reception Hall

14'4" x 5'10" (4.39m x 1.80m)

Living Room

15'2" x 16'4" (4.64m x 5.00m)

Dining Room

7'4" x 11'9" (2.25m x 3.60m)

Kitchen

11'5" x 12'4" (3.48m x 3.77m)

Garden Room

3'1" x 11'5" (0.95m x 3.49m)

First Floor

Landing

14'4" x 13'11" (4.39m x 4.26m)

Bedroom One

10'6" x 16'1" (3.22m x 4.92m)

En-Suite Shower Room

4'3" x 10'0" (1.31m x 3.05m)

Bedroom Two

8'10" x 14'6" (2.70m x 4.42m)

Family Bathroom

7'4" x 10'3" (2.25m x 3.14m)

Second Floor

Landing

7'8" x 6'9" (2.35m x 2.06m)

Bedroom Three

14'4" x 18'6" (4.39m x 5.65m)

Outside

The property benefits from an attractive traditional rear garden, together with an additional garden area to the front, situated on the opposite side of the driveway, where there is a very useful shed, providing valuable additional storage.

Additional Information

Services:

Mains drainage, electricity, gas and water are connected to the property.

Tenure:

The property is Freehold. Vacant possession will be given upon completion of the sale.

Broadband:

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 2300 Mbps and highest available upload speed 2300 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 and in-home

Three - Good outdoor, variable in-home

Vodafone - Good outdoor and in-home

Council Tax:

Stratford-on-Avon District Council -

Band E

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 & Fittings:

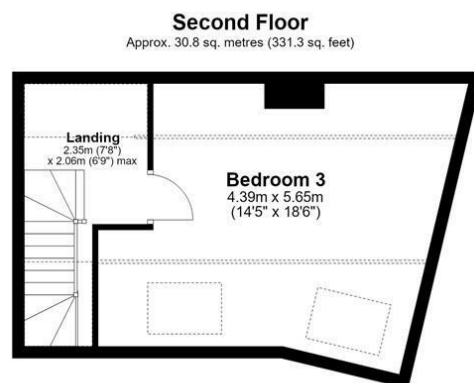
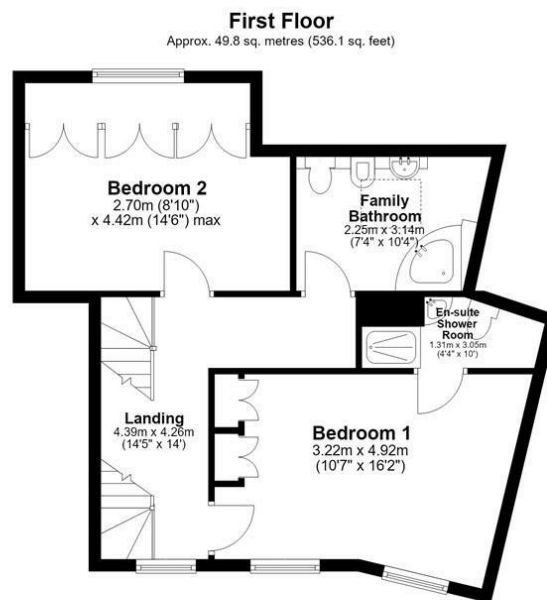
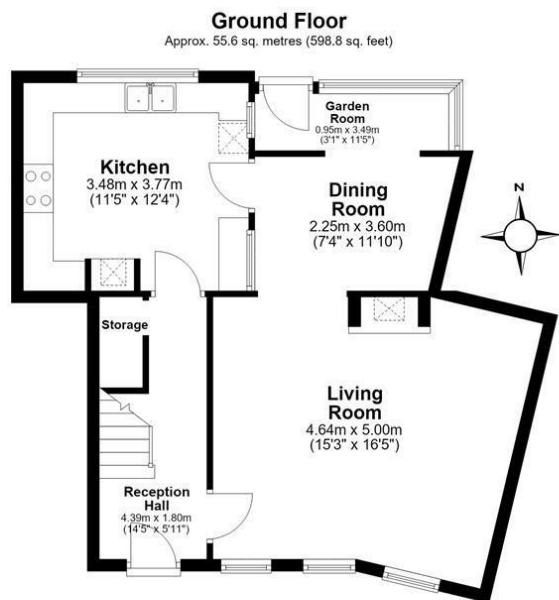
All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

Strictly by prior appointment with Earles (01789 330 915/01564 794 343).

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Total area: approx. 136.2 sq. metres (1466.2 sq. feet)

