



8 Weatheroak Road
Alcester
B49 6RF

Offers Over £330,000

A well-presented three-bedroom semi-detached home offering spacious and versatile accommodation across two floors, ideal for families or first-time buyers. Situated in a popular residential location in Alcester, the property benefits from a generous layout, integral garage, study, and a private rear garden.

The ground floor comprises a welcoming entrance porch leading into a bright living room, perfect for relaxing and entertaining. To the rear, the open-plan kitchen/dining room provides an excellent family space with access to the garden, complemented by a separate fitted kitchen area and useful storage cupboard. A dedicated study offers an ideal work-from-home space, while the cloakroom/WC adds practicality.

Upstairs, the property features three well-proportioned bedrooms and a modern family bathroom accessed from the central landing. Bedroom one is particularly spacious, with two further bedrooms suitable for children, guests, or home office use.

Externally, the home benefits from an integral garage and driveway parking, together with a rear garden offering potential for outdoor dining and family enjoyment.



Living Room

13'5" x 12'4" (4.11m x 3.76m)

Kitchen/Dining Room

10'4" x 15'8" (3.16m x 4.78m)

Kitchen

5'8" x 7'6" (1.73m x 2.31m)

Study

9'4" x 7'6" (2.87m x 2.29m)

Garage

25'1" x 6'11" (7.65m x 2.13m)

First Floor**Bedroom One**

14'11" x 8'7" (4.56m x 2.63m)

Bedroom Two

9'2" x 9'3" (2.81m x 2.84m)

Bedroom Three

9'10" x 6'7" (3.02m x 2.03m)

Family Bathroom

6'1" x 6'1" (1.86m x 1.87m)

Outside

A beautifully maintained and private rear garden, mainly laid to lawn with a paved patio seating area ideal for outdoor dining and entertaining. The garden enjoys a sunny aspect and is enclosed by fencing and mature shrubs, creating a peaceful outdoor space. Further benefits include a useful timber garden shed and gated side access.

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 2000 Mbps and highest available upload speed 2000 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

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.

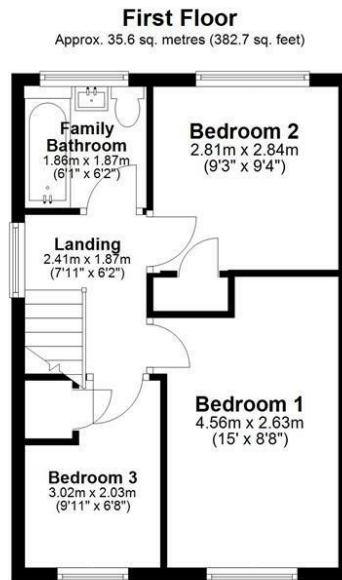
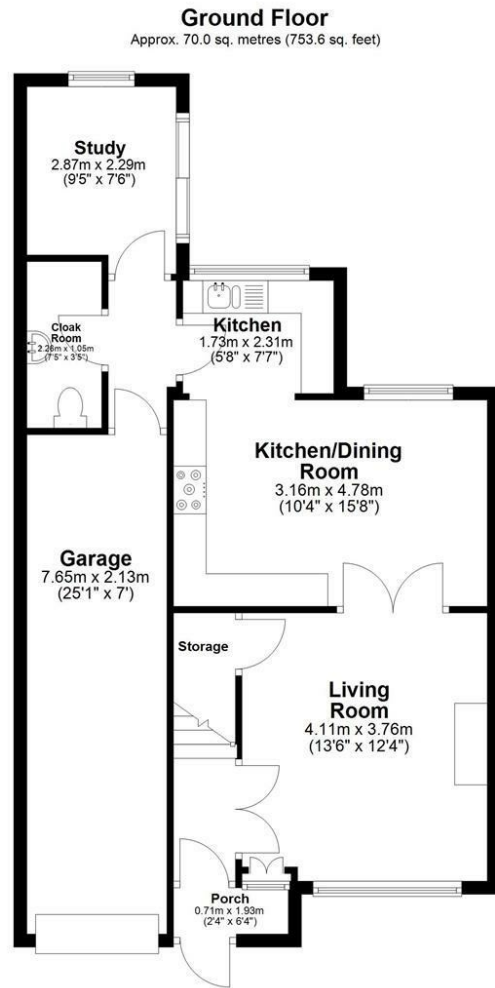
John Earle is a Trading Style of John Earle & Son LLP

Registered Office: Carleton House, 266-268 Stratford Road, Shirley, B90 3AD

Reg. No. OC326726.







Total area: approx. 105.6 sq. metres (1136.3 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		63	70
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus)	A		
(81-91)	B		
(69-90)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

