



**2 Kinwarton Road
Alcester
B49 6QT**

£215,000

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

A well-presented two-bedroom mid-terrace home, conveniently situated on Kinwarton Road within easy reach of Alcester town centre and its excellent range of shops, cafés, schools and local amenities.

The accommodation extends to approximately 734 sq. ft. and is arranged over two floors. The ground floor comprises a welcoming reception hall, comfortable living room, separate dining room and fitted kitchen, together with useful storage. Both the kitchen and dining room provide direct access to the rear.

Upstairs, the first floor offers two well-proportioned bedrooms, with the principal bedroom extending to approximately 13'8" at its maximum, together with a bathroom.

An attractive home in a convenient Alcester location, well suited to first-time buyers, downsizers or buy-to-let investors.

Reception Hall

10'11" x 6'2" (max) (3.34m x 1.88m (max))

Living Room

10'11" x 10'7" (3.34m x 3.24m)

Dining Room

9'11" x 8'10" (3.03m x 2.70m)

Kitchen

9'10" x 7'11" (3.02m x 2.42m)

First Floor

Bedroom One

10'11" (max) x 13'7" (3.34m (max) x 4.16m)

Bedroom Two

9'11" x 10'7" (3.03m x 3.25m)

Bathroom

9'10" x 6'1" (3.02m x 1.86m)

Outside

An enclosed, low-maintenance rear garden, predominantly laid to brick paving to provide a generous patio and seating area, ideal for outdoor dining and entertaining. Planted borders add greenery, while timber fencing provides a good degree of privacy. A timber gate provides pedestrian access to the rear. There are two allocated parking spaces located a short distance away within the adjacent communal parking area. Please note that the parking area is leasehold and is 99 years from September 1989, 62 years remaining.

Additional Information

Services:

Mains drainage, electricity 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 10000 Mbps and highest available upload speed 10000 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 and in-home
Vodafone - Good outdoor, variable in-home

Council Tax:

Stratford-on-Avon District Council - Band C

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 - Low
Yearly chance of flooding between 2040 and 2060 - 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:

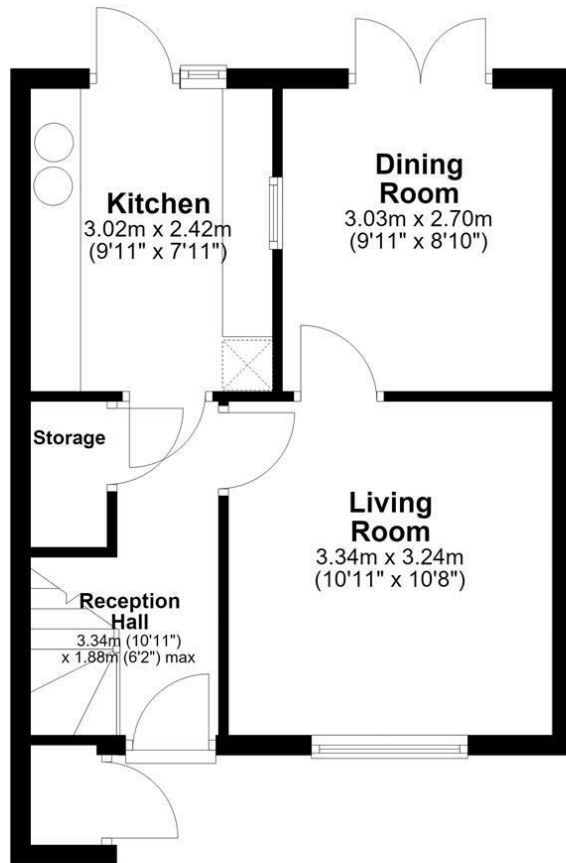
Strictly by prior appointment with Earles (01789 330 915/01564 794 343).

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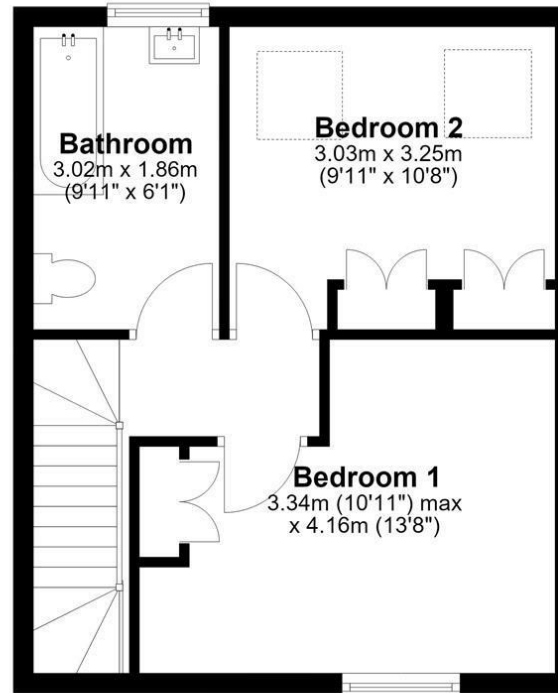
Ground Floor

Approx. 34.5 sq. metres (371.1 sq. feet)



First Floor

Approx. 33.7 sq. metres (363.0 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	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

Total area: approx. 68.2 sq. metres (734.1 sq. feet)

