



**39 Meadow Road  
Alcester  
B49 6BB**

**Offers Over £350,000**

A spacious and extended four-bedroom semi-detached family home, offering approximately 1,525 sq. ft. of accommodation and situated within a popular residential area of Alcester.

The ground floor provides a welcoming reception hall leading through to a well-proportioned living room, separate dining room and fitted kitchen. A particularly generous conservatory extends across the rear of the property, providing an excellent additional reception space with direct access to the garden. Further accommodation includes a family room, useful utility room and separate WC.

To the first floor are four bedrooms, three of which are good-sized doubles, together with a family bathroom.

Outside, the property benefits from off-road parking to the front, whilst to the rear is a generously sized garden, providing an ideal space for families and outdoor entertaining.

Offering versatile and well-proportioned accommodation, this substantial home is conveniently positioned for access to Alcester town centre, local schools and everyday amenities, making it an excellent choice for growing families.

#### **Reception Hall**

6'0" x 10'2" (1.83m x 3.12m)

#### **Living Room**

15'0" x 10'2" (4.58m x 3.12m)

#### **Dining Room**

10'2" x 9'9" (3.11m x 2.99m)

#### **Kitchen**

10'9" x 9'9" (3.30m x 2.99m)

#### **Family Room**

12'3" x 8'9" (3.75m x 2.69m)

#### **Utility Room**

5'3" x 5'2" (1.62m x 1.60m)

#### **WC**

5'2" x 3'2" (1.59m x 0.99m)

#### **Conservatory**

10'8" x 23'7" (3.27m x 7.21m)

#### **First Floor**

##### **Bedroom One**

11'11" x 10'2" (3.65m x 3.12m)

##### **Bedroom Two**

11'11" x 9'11" (3.65m x 3.03m)

##### **Bedroom Three**

11'10" x 8'10" (3.63m x 2.70m)

##### **Bedroom Four**

6'1" x 11'6" (1.86m x 3.51m)

#### **Family Bathroom**

9'0" (max) x 8'10" (2.76m (max) x 2.70m)

#### **Outside**

#### **Additional Information**

Services:

Mains electricity, gas, 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 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

Council Tax:

Stratford Upon 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 - Low

Yearly chance of flooding between 2036 and 2069 - 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 with Earles (01789 330 915 / 01564 794 343).

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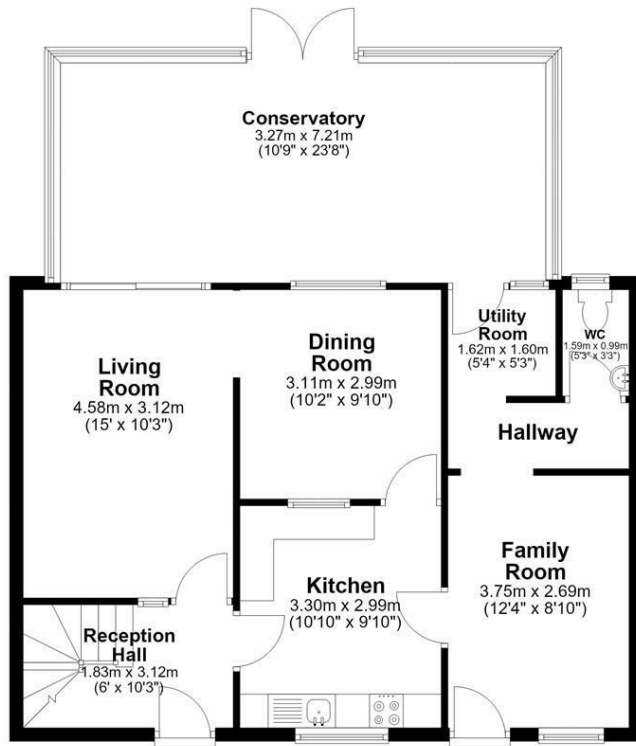
No: 13260015 Agency & Lettings. Registered Office:

Carleton House, 266 - 268 Stratford Road, Shirley, West

Midlands, B90 3AD.

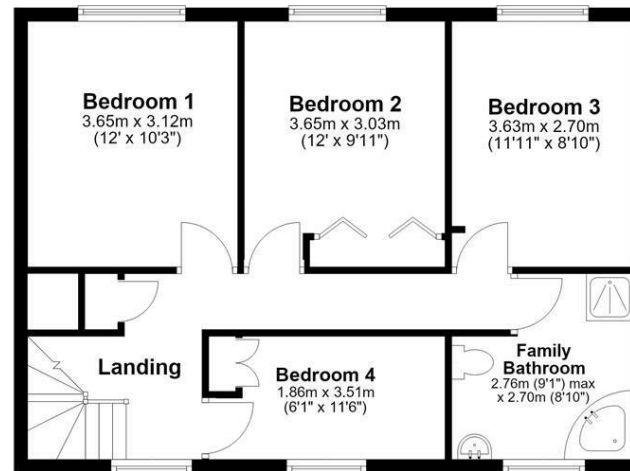
### Ground Floor

Approx. 83.0 sq. metres (893.0 sq. feet)

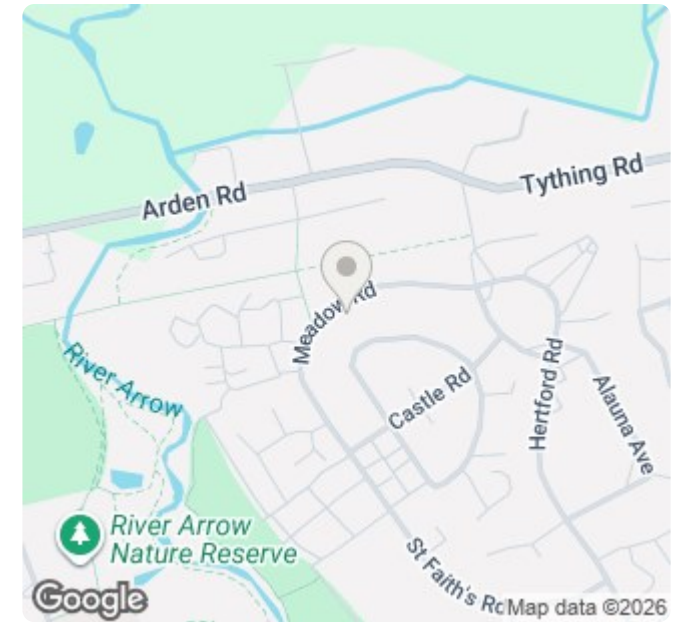


### First Floor

Approx. 58.7 sq. metres (631.6 sq. feet)



Total area: approx. 141.6 sq. metres (1524.6 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

