



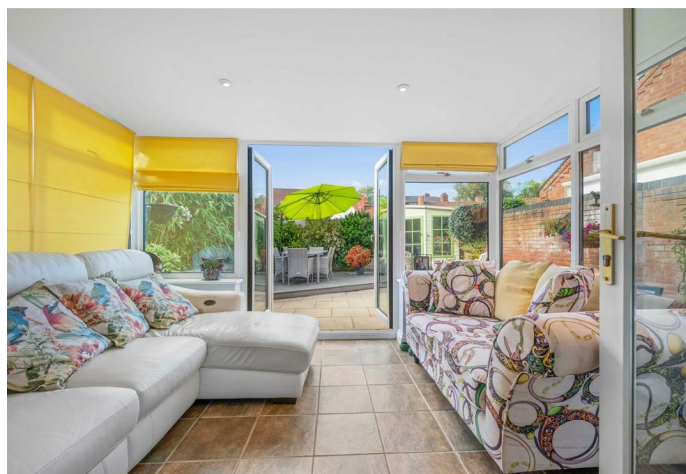
**3 Globe Court
Evesham Street
Alcester
B49 5BD
Guide Price £450,000**

A substantial and well-proportioned three-bedroom detached family home, conveniently situated within easy reach of Alcester town centre and offering generous accommodation arranged over two floors.

The ground floor provides an excellent amount of living space, beginning with a reception hall and cloakroom/WC. A particular feature is the impressive open-plan kitchen/dining room, providing a superb space for everyday family living and entertaining and leading through to a garden room, with doors opening to the outside.

Further accommodation includes a generous family room, a separate dining area and a particularly useful store room, providing excellent additional storage. To the first floor are three well-proportioned bedrooms, with both bedrooms two and three benefiting from built-in wardrobe space. The principal bedroom is served by a spacious en-suite shower/utility room, while a separate family bathroom serves the remaining bedrooms. There is also a useful linen store off the landing.

Offering generous and versatile accommodation in a highly convenient Alcester location, 3 Globe Court represents an excellent opportunity for families or purchasers seeking a spacious detached home close to the town's wide range of shops, schools and amenities.



Reception Hall

8'8" x 2'11" (2.66m x 0.90m)

WC

5'8" x 2'10" (1.75m x 0.87m)

Kitchen/Dining Room

12'3" x 32'4" (3.75m x 9.86m)

Dining Area

8'9" x 6'5" (2.67m x 1.96m)

Store Room

20'3" x 3'4" (6.18m x 1.03m)

First Floor**Landing**

8'1" x 6'9" (2.47m x 2.06m)

Bedroom One

16'9" x 9'7" (5.13m x 2.94m)

En-Suite Shower/Utility Room

8'9" x 9'8" (2.68m x 2.96m)

Bedroom Two

13'0" x 12'11" (into wardrobe) (3.98m x 3.94m (into wardrobe))

Bedroom Three

7'2" x 13'1" (into wardrobe) (2.20m x 3.99m (into wardrobe))

Family Bathroom

6'5" x 6'4" (1.98m x 1.95m)

Outside

The property is approached from Evesham Street via a shared paved courtyard known as Globe Court, with parking available to the front of the property. Gated access to both sides leads through to an attractive landscaped courtyard garden, thoughtfully designed for ease of maintenance with paved and decked seating areas, planted borders and a useful summer house.

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 10,000 Mbps and highest available upload speed 10,000 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 and in-home

O2 - Good outdoor, variable in-home

Three - Good outdoor and in-home

Vodafone - Good outdoor

Council Tax:

Stratford on Avon District Council - Band E

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.

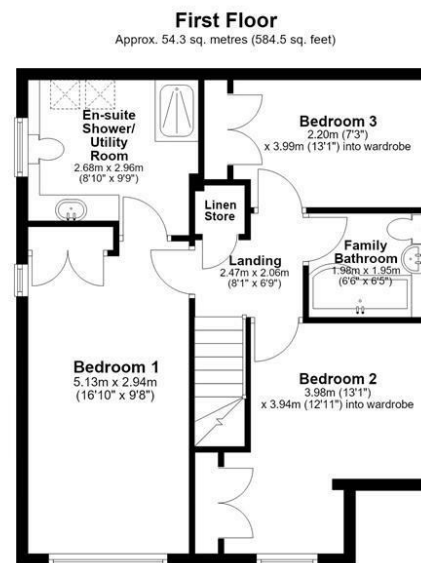
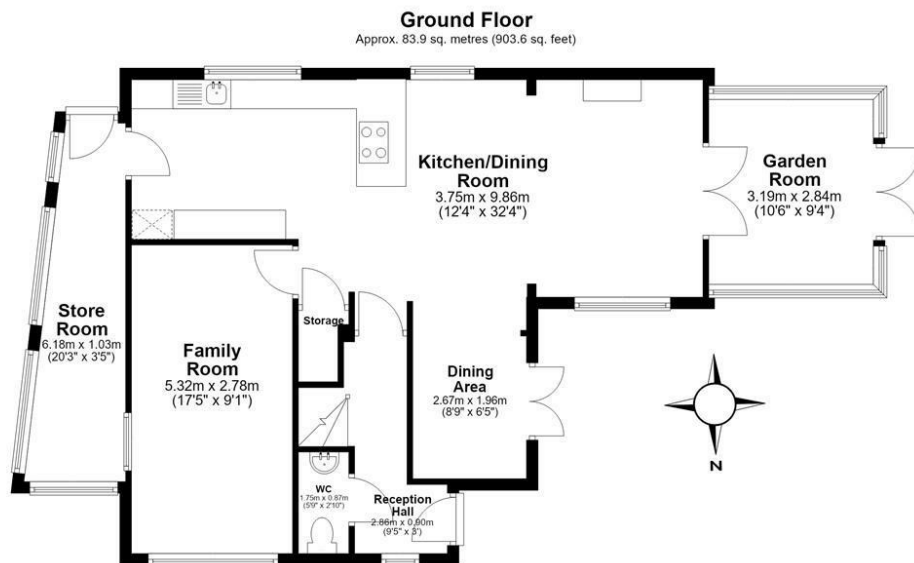
John Earle is a Trading Style of John Earle & Son LLP

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

Reg. No. OC326726.







Total area: approx. 138.2 sq. metres (1488.1 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		
	73	83
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(39-60) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

