EARLES
TRUSTED SINCE 1935



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

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

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, all 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.

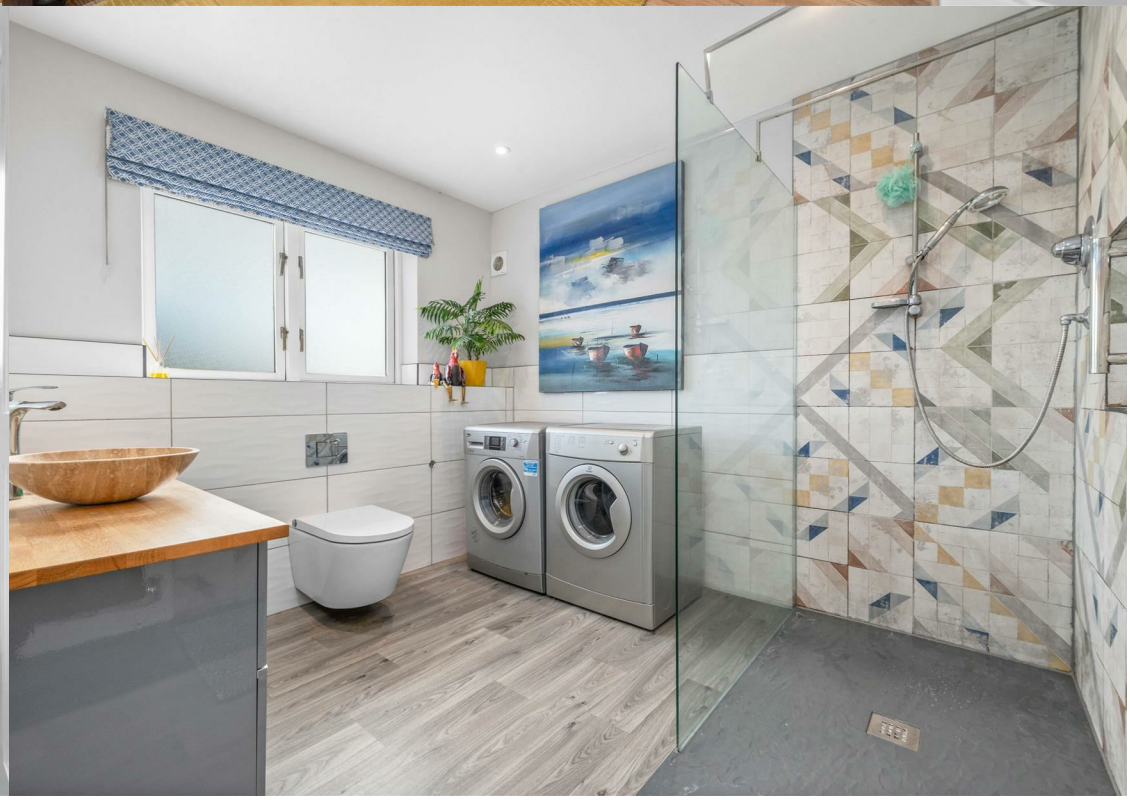
Viewing
Strictly by prior appointment through John Earle on 01789 330 915.

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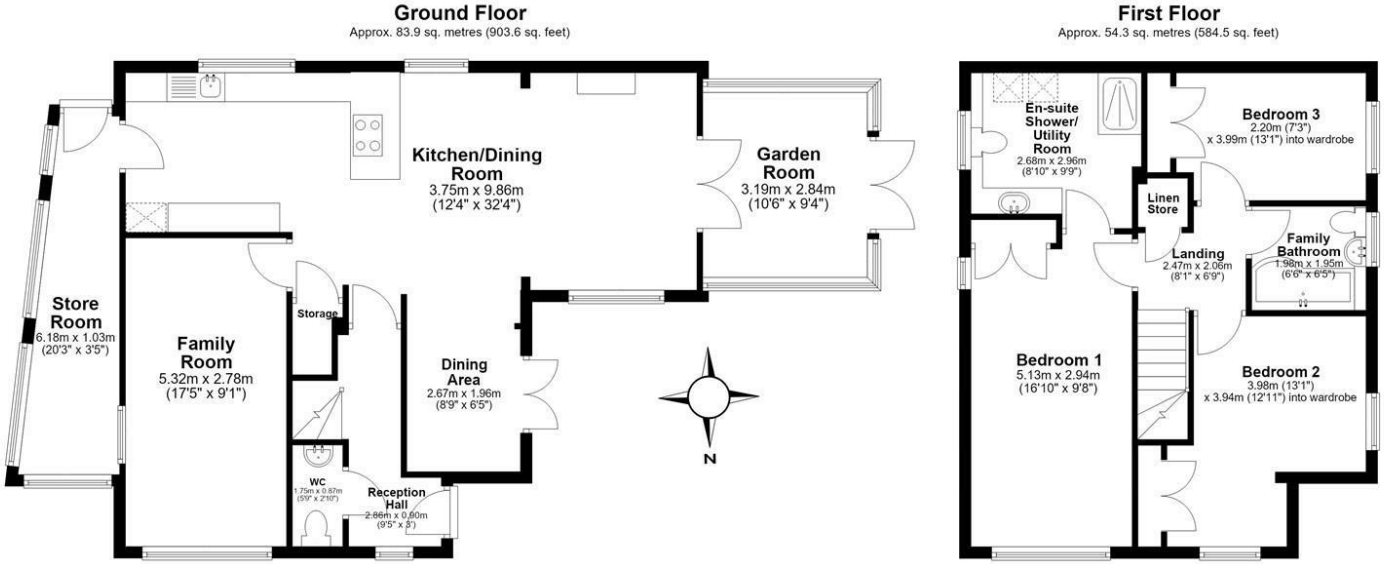




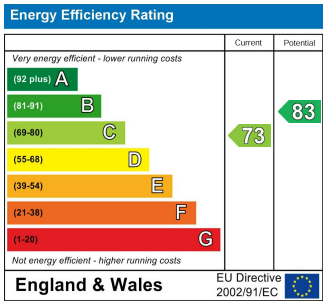


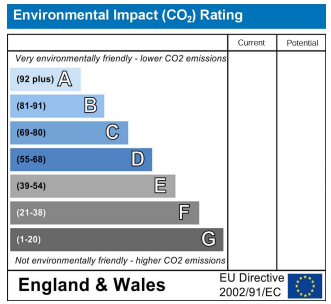






Total area: approx. 138.2 sq. metres (1488.1 sq. feet)







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