



Kinwarton Farm Cottage
Kinwarton Road
Alcester
B49 6QT
Guide Price £525,000

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

A well-presented three-bedroom detached family home situated on the sought-after Kinwarton Road, offering spacious and versatile accommodation across two floors, extending to approximately 1,235 sq. ft.

The ground floor comprises a welcoming reception hall leading to a cosy living room alongside a separate dining room ideal for entertaining. To the rear, a bright and airy kitchen/breakfast room opens into a conservatory, creating an excellent family space with pleasant views over the garden. Additional benefits include a useful side porch, inner hallway, and a ground floor WC.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room, while bedrooms two and three are served by a contemporary family bathroom, all accessed from a central landing.

Externally, the home enjoys a porch entrance and a well-maintained wrap-around garden, ideal for families seeking both indoor and outdoor space. The property is further enhanced by a generous block-paved driveway providing ample off-road parking for multiple vehicles, along with a timber-framed carport offering sheltered parking and additional storage potential. The frontage also benefits from access leading to a private rear space.



Porch

Reception Hall

12'0" x 7'2" (3.67m x 2.20m)

Living Room

13'6" (into chimney breast) x 11'0" (4.12m (into chimney breast) x 3.37m)

Dining Room

12'0" x 10'4" (3.67m x 3.15m)

WC

3'6" x 6'5" (1.07m x 1.97m)

Kitchen/Breakfast Room

12'0" x 12'8" (3.67m x 3.87m)

Side Porch

9'5" x 3'4" (2.88m x 1.03)

Conservatory

11'2" x 11'7" (3.41m x 3.54m)

First Floor

Landing

9'11" x 7'2" (3.04m x 2.20m)

Bedroom One

13'10" into wardrobe x 12'3" (4.24m into wardrobe x 3.74m)

En-Suite Shower Room

8'5" (max) x 3'1" (2.57m (max) x 0.96m)

Bedroom Two

12'0" x 11'0" (3.68m x 3.37m)

Bedroom Three

12'0" x 6'3" (3.67m x 1.92m)

Family Bathroom

6'1" x 6'9" (1.86m x 2.07m)

Outside

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 2300 Mbps and highest available upload speed 2300 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 and in-home

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 - 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.

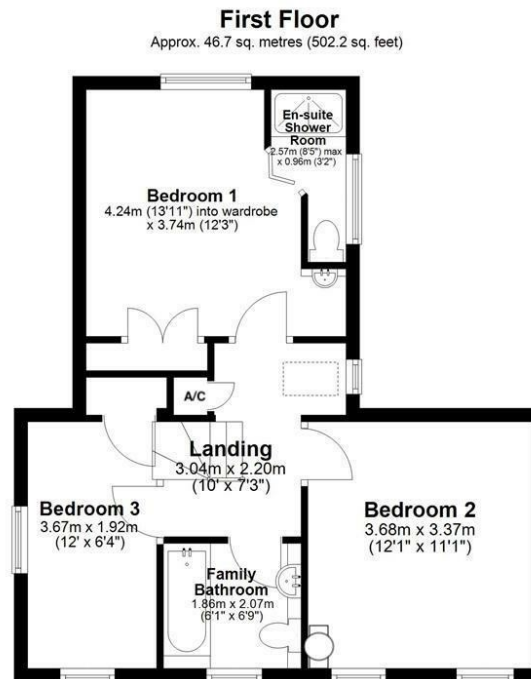
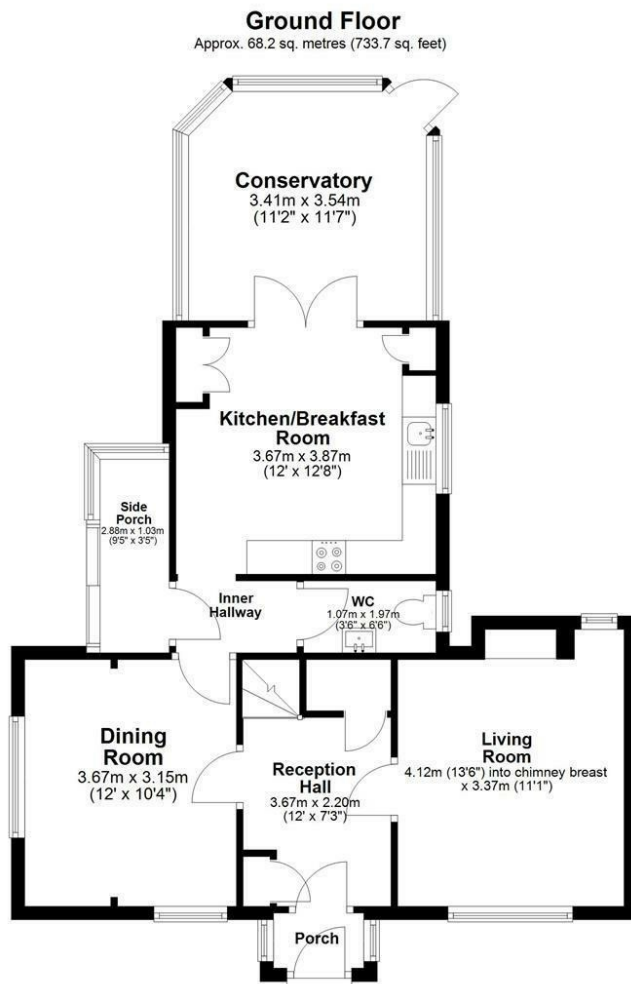
John Earle is a Trading Style of John Earle & Son LLP

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

Reg. No. OC326726.







Total area: approx. 114.8 sq. metres (1235.9 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		
	63	82
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-91) 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		

