







Total area: approx. 79.4 sq. metres (854.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Are you looking to be a stroll to Alcester town centre, but still hear the birds tweeting? Then this is the home for you.

Arranged over three floors, this three-bedroom townhouse offers versatile accommodation with all your buyers' boxes ticked, with location and accommodation both ticked.

The current owners have lovingly maintained their home over the past 4 years and naturally improved the generous, light and airy accommodation. Nestled in a highly regarded spot within the charming town of Alcester.

This property is perfectly situated within walking distance of Alcester's historic town centre, which offers a charming selection of independent shops, cafés, restaurants and essential services. Local supermarkets including Waitrose and Alcester Tesco Express are within easy reach, making everyday errands a breeze. Families will appreciate the proximity to well-regarded schools such as Alcester Grammar School and St. Nicholas C of E Primary School.

For leisure and recreation, Alcester Leisure Centre is only a short drive away, offering a gym and fitness classes. Healthcare needs are well catered for with nearby GP surgeries and community health clinics, while the Alexandra Hospital in Redditch is a short 20-minute drive.

Transport links are highly convenient, with regular bus services connecting Alcester to Stratford-upon-Avon and Redditch. The nearest train station is in Redditch, offering services to Birmingham New Street and further afield. Birmingham Airport is approximately 35 miles away, making this location surprisingly commutable for both national and international travel.

Offering a cottage-style kerb appeal, what more could you ask than town living but with a community village feel.

As soon as you arrive at the property, you can park in your allocated parking space, and your visitors can choose from the multiple spaces available.

The accommodation is light, airy and generous in proportions, and the inviting hallway allows access to the kitchen and sitting through dining room. The kitchen is positioned at the front of the property and offers a range of matching wall and base units with integrated four-ring gas hob, electric oven, fridge-freezer and washing machine. There is a ceramic sink and views over the front courtyard, whilst you wash up.

At the rear of the property is a generous sitting through dining room offering space for relaxing and dining. The bifold doors open fully onto the private rear garden, and bring the outside to the inside.

Completing the ground floor is the cloakroom/W.C

The first floor boasts two generous bedrooms and the family bathroom with a shower over the bath, low-level WC and wash hand basin. The eaves offer a discreet storage area ideal for ample storage or even a spot of converting.

The top floor is devoted to a master bedroom with a feature vaulted ceiling, a walk-in wardrobe and an en-suite shower room with complementary tiling.

Outside is an enclosed private garden laid to paving and pebbles, enclosed by fencing with side gated access. A pretty garden ideal for a spot of Alfresco dining and a chilled glass.

We recommend viewing sooner rather than later.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

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Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey.

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