



**7 Plover Close
Alcester
B49 6AF**

Offers Over £225,000

A well-presented two-bedroom end-terrace property situated in a quiet residential cul-de-sac in the popular market town of Alcester. Offering approximately 570.3 sq. ft. of accommodation across two floors, this home is ideal for first-time buyers, downsizers, or buy-to-let investors.

The ground floor comprises an entrance hall, fitted kitchen, and a spacious lounge/diner with direct access to the rear garden, creating a bright and practical living space. Upstairs, the property benefits from two bedrooms and a family bathroom arranged off the central landing.

Conveniently located within easy reach of Alcester town centre, local amenities, schools, and transport links, the property combines comfortable living with a sought-after location.

Living Room

11'8" x 12'7" (3.57m x 3.84m)

Understairs Storage

5'1" x 2'11" (1.56m x 0.89m)

Kitchen/Breakfast Room

11'9" x 8'11" (3.60m x 2.73m)

First Floor

Bedroom One

11'8" x 8'11" (3.57m x 2.72m)

Bedroom Two

8'5" x 7'6" (2.58m x 2.31m)

Bathroom

8'8" x 4'5" (2.65m x 1.35m)

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, variable in-home

Council Tax:

Stratford on Avon District Council - Band B

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- Medium

Surface water

Yearly chance of flooding - 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.

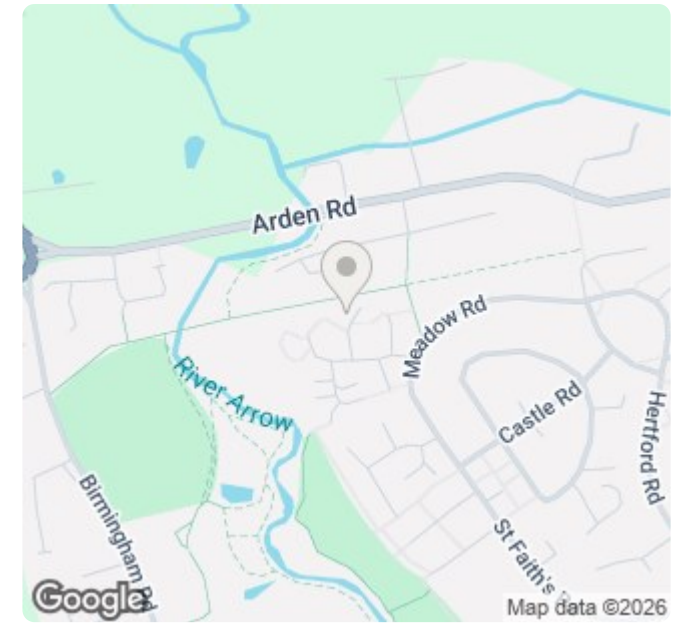
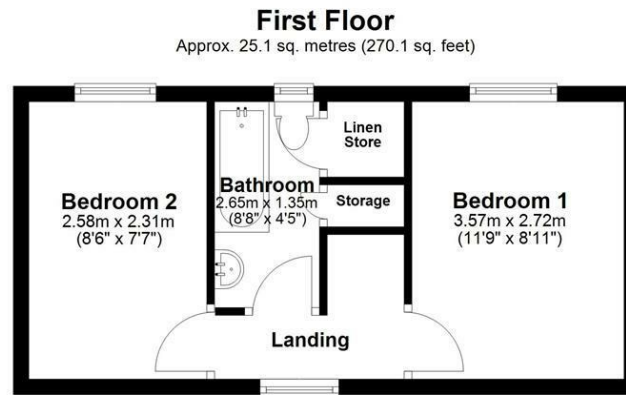
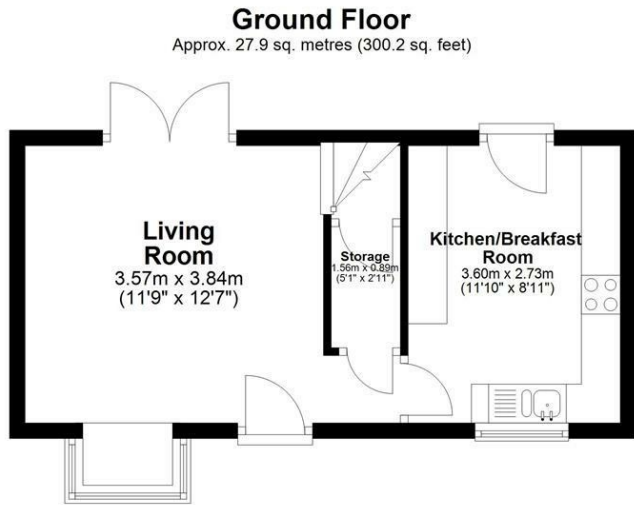
Viewing

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. 53.0 sq. metres (570.3 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			
		69	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) 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	

