

AP MORGAN



Alne Bank Road, Alcester, Warwickshire
Offers in the region of £325,000

Features:

- Well-presented semi-detached property
- Three great sized bedrooms
- Generous sized lounge
- Well-fitted kitchen
- Fantastic rear garden
- Large driveway and single garage

Description:

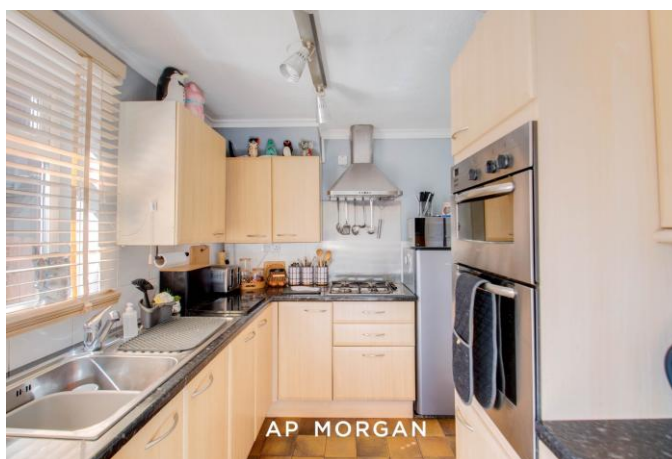
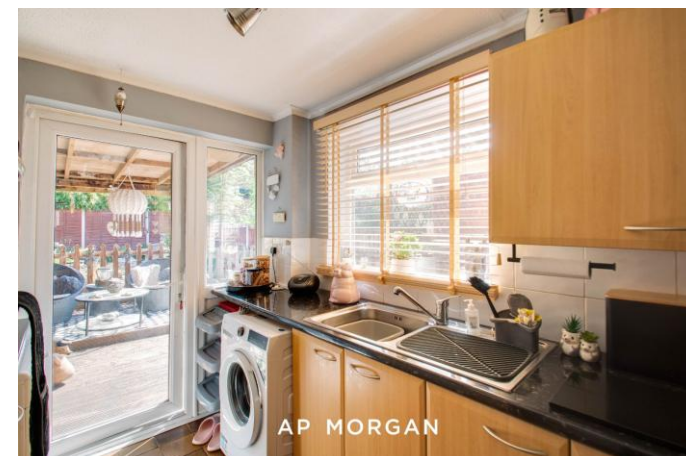
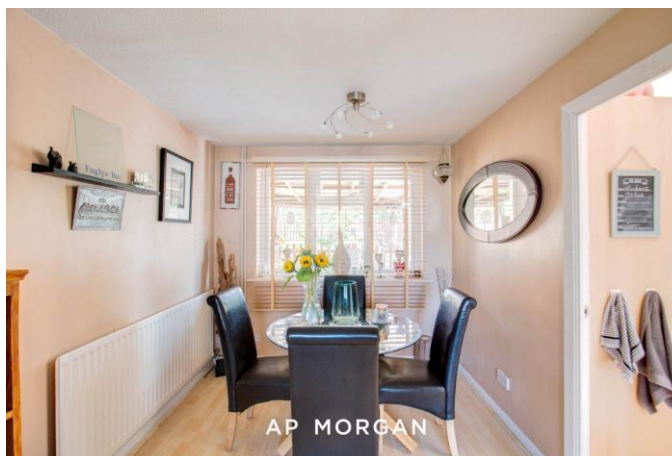
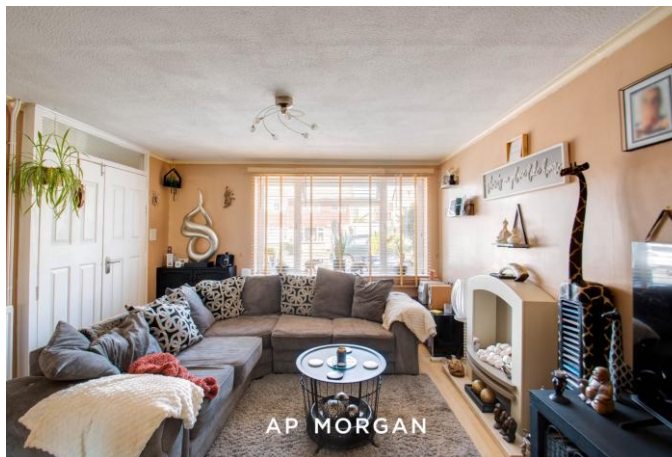
Introducing you to this well-presented semi-detached home offering three bedrooms, a spacious lounge, well-fitted kitchen, a fantastic rear garden and the benefits of a driveway and single garage, situated in a quiet cul-de-sac in Alcester.

On arrival, the property presents its large driveway suitable for multiple vehicles, with access to the garage on the right and the entrance to the property just to the side.

The ground floor brings you into the entrance hall comprising the stairs rising to the first floor and double doors to the left opening into the lounge, a generous space for comfort and family entertainment, with space under the stairs ideal for storage with the dining room flowing through from here. The dining room offers a great area for a family dining table, with a door to the right leading into the kitchen, well-equipped with ample storage and worktop space, an integrated dual oven, gas hob and extractor hood, as well as a door opening onto the rear garden.

The first floor brings you onto the landing and into bedroom one, a generous double with a built-in wardrobe space, bedroom two, a further double with a cupboard for additional storage, and bedroom three, a single or an ideal office or nursery space, also featuring a fitted cupboard. The bathroom is also situated on this floor comprising a toilet, wash basin and bathtub with overhead shower.

The rear garden brings you onto the decking, ideal for outdoor furniture, dining and hosting with a patio to the side with a gate allowing access to the fences of section of the garden, laid to stone with plants and shrubbery bordering the edges.



Situated in a popular residential area of Alcester, the property enjoys convenient access to the town centre, a range of supermarkets, healthcare facilities and highly regarded schools including Alcester Grammar School. Excellent local leisure amenities, regular bus services and convenient road links make this an ideal location for families and professionals.

Details:

Lounge 13'7" x 12'4" (4.14m x 3.76m)

Dining Room 10'5" x 8'3" (3.18m x 2.51m)

Kitchen 10'11" x 7'1" (3.33m x 2.16m)

Landing

Bedroom One 13'6" x 9'2" (4.11m x 2.8m)

Bedroom Two 9'2" x 9'5" (2.8m x 2.87m)

Bedroom Three 10'1" x 7'1" (3.07m x 2.16m) Both Max

Bathroom 6'2" x 6'2" (1.88m x 1.88m)

Garage

EPC Rating: To be confirmed

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.



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Need a mortgage?

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Property to sell?

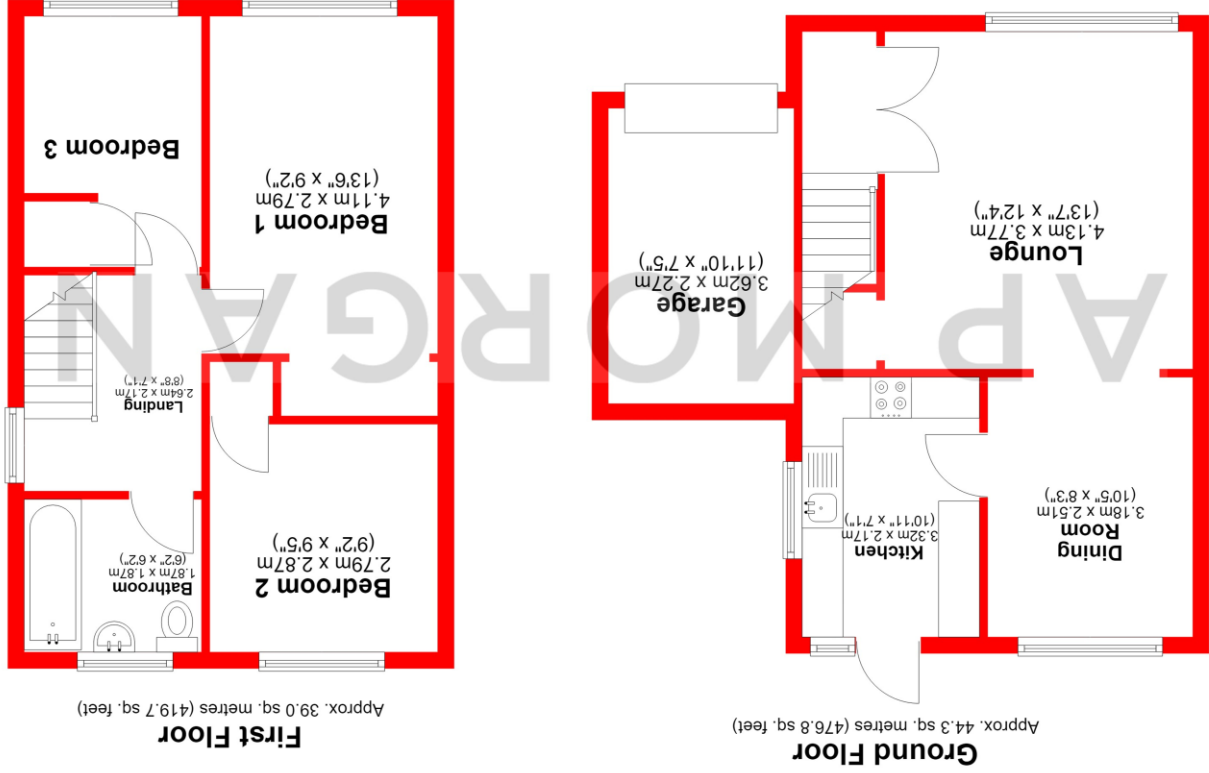
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

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Total area: approx. 83.3 sq. metres (896.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanLP.

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