EDWARDS

ESTABLISHED 2007

HENLEY STREET
ALCESTER B49 5QY

FOR STARTERS

3 2 1

OFFERS IN EXCESS OF £325,000

MAIN COURSE

A fantastic opportunity to acquire a charming and versatile three-bedroom home, situated in the heart of the historic market town of Alcester. Offering spacious and adaptable accommodation throughout, the property is ideally positioned within easy walking distance of the town centre and its excellent range of shops, cafés, restaurants, pubs and everyday amenities.

Upon entering, a welcoming porch leads through into the generous living room, providing a comfortable and inviting space in which to relax. There is also a separate dining room, offering an ideal space for family meals and entertaining. The impressive kitchen/breakfast room provides a fantastic heart to the home, with plenty of space for both cooking and informal dining. A useful utility room and downstairs cloakroom complete the ground floor accommodation.

Upstairs, there are three well-proportioned bedrooms, all served by a family bathroom. The property also benefits from an attic space which offers excellent potential for conversion, subject to the necessary planning permissions and building regulations, providing the opportunity to create further valuable accommodation if required.

Outside, the property has an attractive courtyard to the rear, which is currently open and shared with the neighbouring property. Within the courtyard is a small decked area belonging to this property, with steps leading up to a large stretch of lawn. This area is currently open with the neighbouring property, however, it could easily be fenced off

to create a more private garden area for this home, subject to any necessary permissions. There is also a detached outbuilding and hot tub, providing useful additional space and further enhancing the property's outdoor appeal.

The property offers excellent potential for those looking to create a wonderful family home in a highly convenient location. With spacious accommodation, generous outdoor space and the opportunity to further adapt the property, there is plenty of scope to make it your own.

KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - C

EPC
Band - E

East

All mains services are connected

Heating System
Mains Gas

St Benedicts Catholic High School

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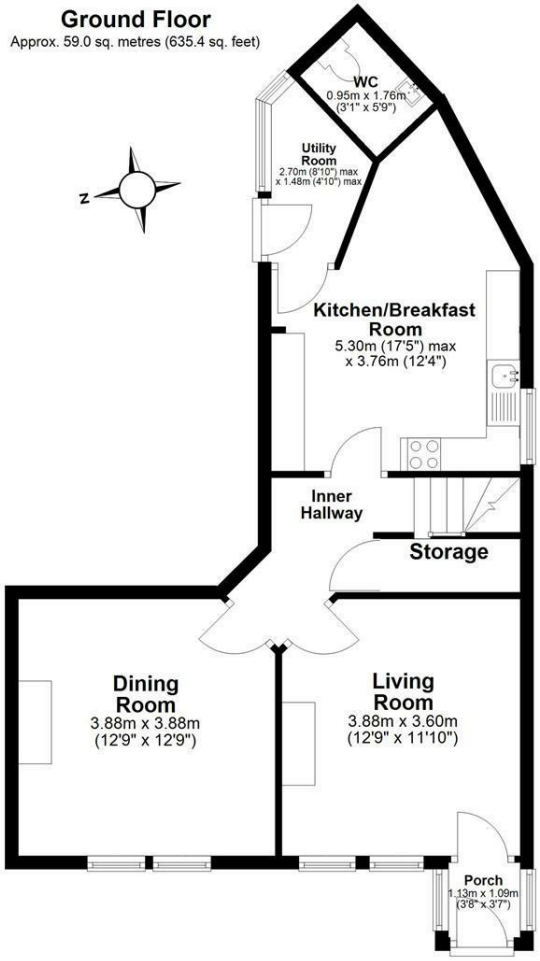
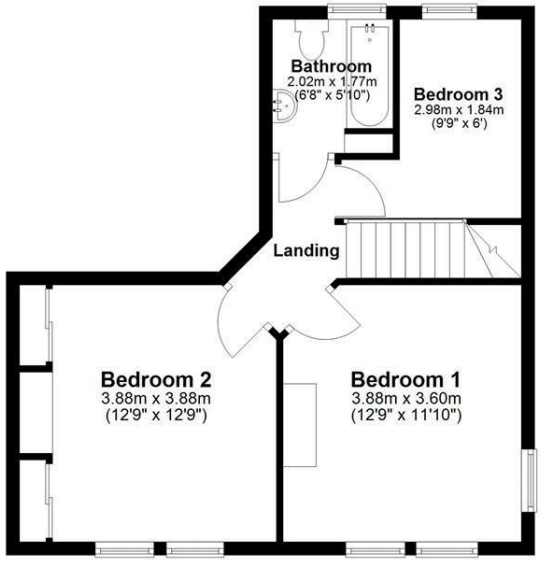
Ground Floor
Approx. 59.0 sq. metres (635.4 sq. feet)



First Floor
Approx. 44.6 sq. metres (480.6 sq. feet)



Total area: approx. 103.7 sq. metres (1116.0 sq. feet)

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