EDWARDS

ESTABLISHED 2007

HENLEY STREET
ALCESTER B49 5QY

FOR STARTERS

4 2 2

OFFERS IN EXCESS OF £375,000

MAIN COURSE

A Unique Home in the Heart of Alcester – Character, Space & Exceptional Potential

A rare opportunity to acquire a substantial and highly versatile home occupying a fantastic plot, right in the heart of Alcester, this characterful property offers an abundance of space, privacy and potential, all within just a few minutes' stroll of Alcester town centre.

Upon entering the home, a welcoming porch leads into the dining room and inner hallway, providing access to the principal ground-floor accommodation. The well-proportioned kitchen/breakfast room offers plenty of space for everyday family life and leads through to a useful utility room and downstairs WC. The sitting room is a particularly inviting space, featuring a gas fireplace and French doors opening directly onto the garden, creating a lovely connection between the house and its outdoor space.

The first floor comprises two generous double bedrooms and a study area which is currently utilised as a home office. A three-piece family bathroom completes this floor. Adding even greater flexibility, the property benefits from a converted attic which was completed over 30 years ago. This additional accommodation provides two further attic rooms/bedrooms, a bathroom and useful eaves storage. The space could lend itself perfectly to a luxurious principal bedroom suite, guest accommodation, teenage retreat or home office, depending on the new owner's requirements.

Outside is where this property truly comes into its own. The courtyard garden is currently open with the neighbouring property, creating a lovely social space. This leads to a substantial hardstanding area providing ample parking for multiple vehicles. Beyond this lies a remarkable main garden, currently open with next doors, offering an exceptional amount of outside space with potential for it to be completely sectioned off. Located within easy walking distance of Alcester's independent shops, cafés, restaurants and everyday amenities, yet enjoying an exceptionally private and spacious setting, properties of this nature are incredibly rare.

A truly individual home offering character, fantastic accommodation, an outstanding plot and enormous potential. Viewings are highly recommended to fully appreciate the space, versatility and unique setting this property has to offer.

KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - C

EPC
Band - D

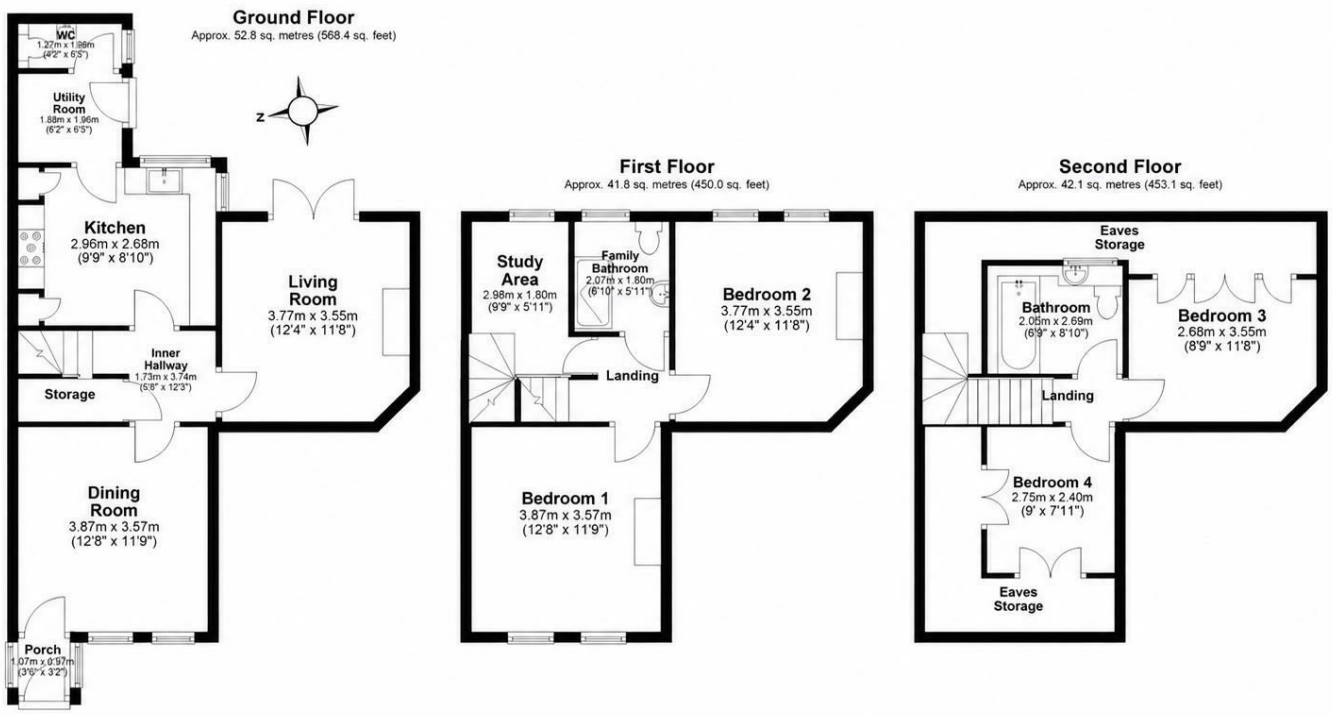
East Facing

Mains Gas, Electric, Water, Drainage

Gas Central Heating

Alcester Grammar/Academy
St Nicholas Primary School

WHY NOT TAKE A LOOK INSIDE? GIVE US A CALL 01789 414222



Total area: approx. 136.7 sq. metres (1471.5 sq. feet)

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