



School Road, Alcester, B49 5DH

Guide price £160,000


KING

HOMES

**** Two Bedroom Cottage-Style Home ** Private Rear Garden ** Character Features Including Exposed Timber Beams ** Feature Fireplace With Stove ** Modern Fitted Kitchen ** Ground Floor Shower Room ** Generous Principal Bedroom With Fitted Storage ** Useful Second Bedroom With Rooflight **** A charming two bedroom cottage-style home on School Road, Alcester, offering characterful accommodation across two floors with a modern kitchen, ground floor shower room, private rear garden and a generous principal bedroom.



The property is entered via an entrance hall, with access to the ground floor shower room before opening into the main living room. This is a well-proportioned and characterful space, with exposed timber beams and a feature fireplace with stove creating a warm focal point.

To the rear is a fitted kitchen with a good range of storage, contemporary work surfaces, integrated oven, hob and extractor, together with space for additional appliances. Open shelving and a rear-facing window add to the bright and practical feel of the room.

The ground floor shower room comprises a shower enclosure, WC and wash basin, together with a heated towel rail.

Upstairs are two bedrooms. Bedroom one is a generous principal bedroom with useful fitted storage and good natural light. Bedroom two is a compact but practical second bedroom, with a rooflight providing plenty of natural light.

Outside, the property benefits from a private rear garden, arranged for relatively low maintenance with a paved seating area, gravelled section and useful garden shed.

Overall, this is a characterful and well-arranged two bedroom home combining traditional features with practical accommodation, together with the added benefit of private outdoor space.

Entrance Hall

Living Room 10'6" x 12'5" (3.22m x 3.80m)

Kitchen 6'3" x 9'3" (1.92m x 2.83m)

Storage

Shower Room

Landing

Bedroom 1 10'6" x 10'6" (3.22m x 3.22m)





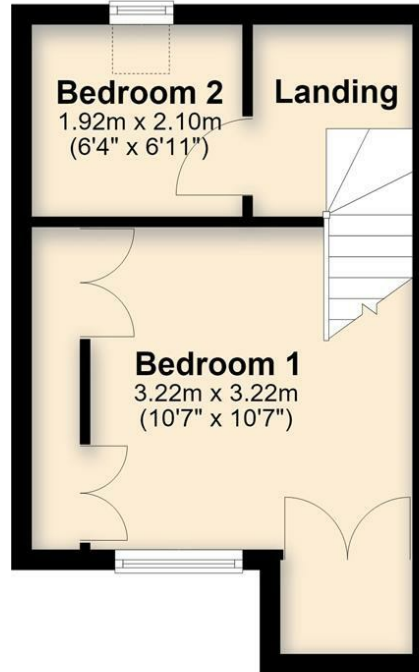
Ground Floor

Approx. 23.6 sq. metres (253.8 sq. feet)

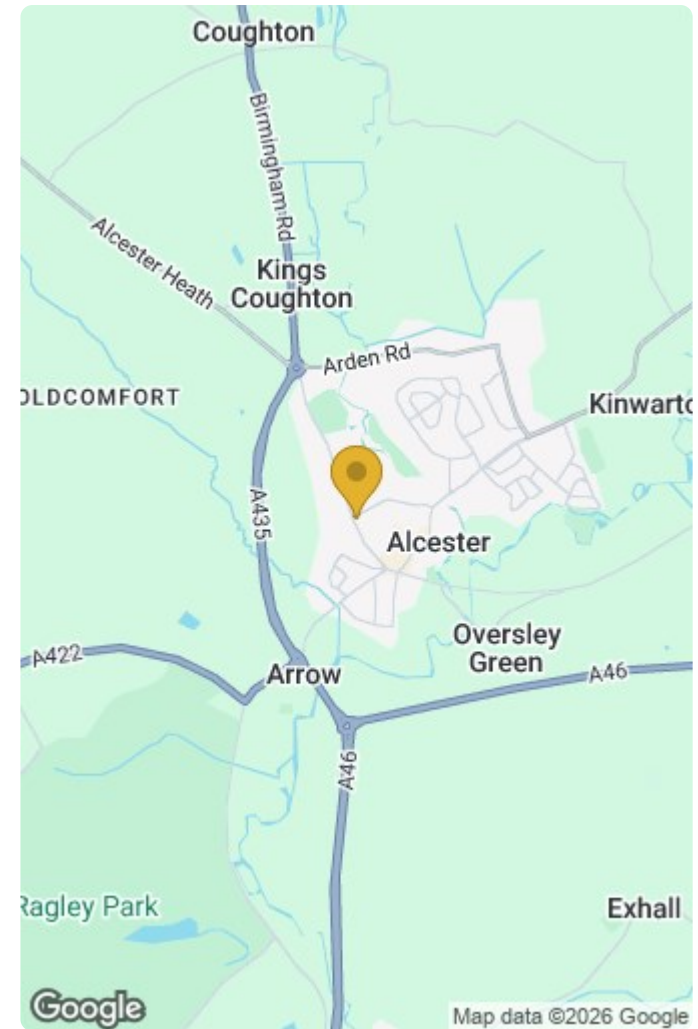


First Floor

Approx. 21.3 sq. metres (229.1 sq. feet)



Total area: approx. 44.9 sq. metres (482.9 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			
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	