

2 Bed Semi-Detached In Ward Avenue Alcester, Warwickshire, B49 5FQ £99,750





## SHORT DESCRIPTION

Property Ref: 16124 Charming Two-Bedroom Semi-Detached Home in a Desirable Alcester Location. Situated on the popular Ward Avenue in Alcester, Warwickshire, this well-presented two-bedroom semi-detached house offers comfortable and practical living in a sought-after residential area. The property features a welcoming living room, providing an ideal space to relax or entertain, complemented by a well-proportioned kitchen designed for everyday convenience. Upstairs, there are two generously sized bedrooms, both benefiting from ample natural light, along with a neatly appointed family bathroom. To the rear, the home boasts a private garden, perfect for outdoor dining, gardening, or enjoying warmer months in a peaceful setting. The property further benefits from central gas heating throughout, ensuring year-round comfort. Externally, there are two off-street parking spaces, offering convenient and secure parking. Ideally located, the property is within easy reach of local amenities, schools, and transport links, making it an excellent choice for first-time buyers, downsizers, or investors alike. This delightful home combines comfort, practicality, and location, and early viewing is highly recommended. Property Type: Semi-detached Full selling price: £285000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 35% Share price: £99750.00 Monthly rent based on 35% share: £411.98 Remaining lease (In Years): 989 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £497.40 Council tax band: C EPC rating: B Measurement: Bedrooms, Bathrooms, and Living Room Possession of the property: Occupied



**Bed Room(s)**



**Bath Room(s)**

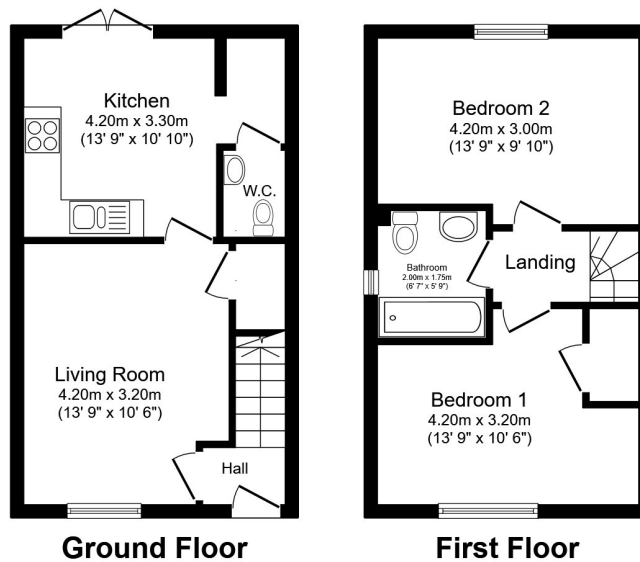


**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.





Total floor area 63.0 sq.m. (678 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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