



**5 Henley Road  
Alcester, B49 6HX**

**£300,000**

**\*\* A MUST SEE \*\* Great Alne \*\* Three-Bedroom Semi-Detached \*\* Large Gardens \*\* Driveway Parking \*\***  
Nice Outlook to the front and rear \*\* Excellent Scope to Personalise \*\* A well-proportioned three-bedroom semi-detached home offering excellent potential to personalise. The property features a spacious lounge, a kitchen/breakfast room with garden access, and a useful ground floor cloakroom. Upstairs, there are three well proportioned bedroom, and a family bathroom. Outside, a long rear garden with garage, sheds, and a private wooded area provides ample space for outdoor living. Set back from Henley Road with a generous foregarden and driveway, this home is ideally located in a sought-after village.

This three-bedroom semi-detached home is situated within a well-regarded village location and offers well-proportioned accommodation, a long rear garden and excellent potential for a buyer looking to personalise a property to their own taste.

Set back from Henley Road, the property is approached via a long driveway extending to the side of the house and enjoys a generous foregarden, attractively framed by established greenery and hedgerows.

The property is entered via an entrance hall with stairs rising to the first floor and access to the principal living space. The lounge is positioned to the front of the property and provides a comfortable reception room with space for a range of furniture arrangements.

To the rear, the kitchen/breakfast room spans the width of the property and enjoys views over the garden, with direct access outside. This is a practical and well-laid-out space, offering clear scope for updating or reconfiguration, subject to a buyer's requirements. A useful ground floor cloakroom is also located off the kitchen.

The first floor comprises three bedrooms, all accessed from the central landing. Bedroom 1 and Bedroom 2 are both well-proportioned double rooms, with Bedroom 3 providing a versatile space suitable for a bedroom, home office or nursery. The family bathroom serves all three bedrooms.

Externally, the property benefits from a large, long rear garden offering ample space for outdoor seating, recreation and further landscaping. The garden is predominantly laid to lawn with a pathway leading to the rear, and includes a garage along with a series of sheds. Surrounded by established greenery, the garden also enjoys the added interest of its own wooded area, creating a private and natural setting.

Overall, this is a home offering a strong layout, generous outside space and clear potential, set within a popular village environment.

## Hall

### Living Room

12'0" x 15'0" (3.68m x 4.58m)

### Kitchen / Breakfast

8'11" x 18'6" (2.74m x 5.65m)

### WC

### Store

### Landing

### Bedroom One

10'0" x 10'6" (3.07m x 3.22m)

### Bedroom Two

11'1" x 9'4" (3.38m x 2.87m)

### Bedroom Three

8'0" x 8'9" (2.46m x 2.68m)

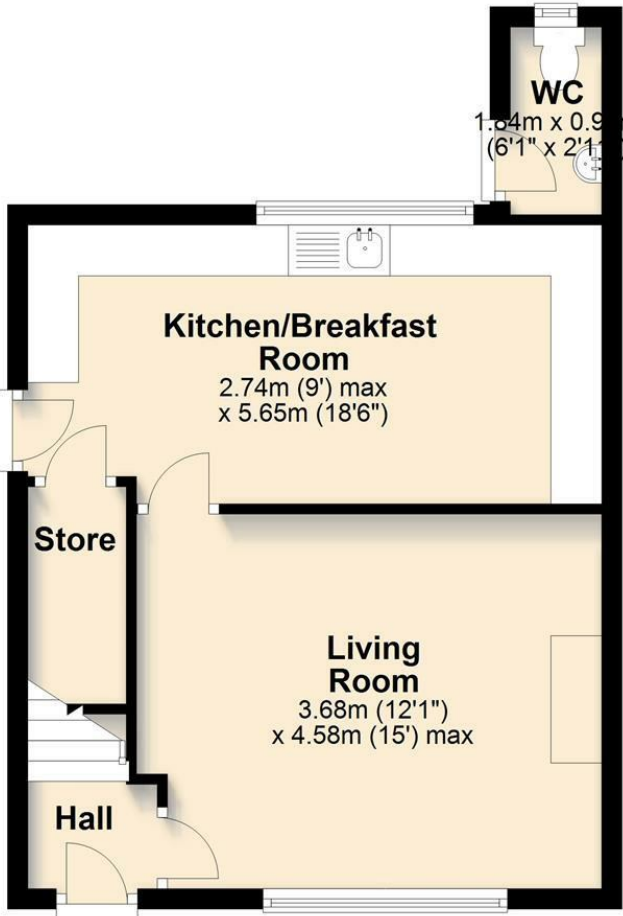
### Bathroom

5'6" x 7'7" (1.70m x 2.33m)



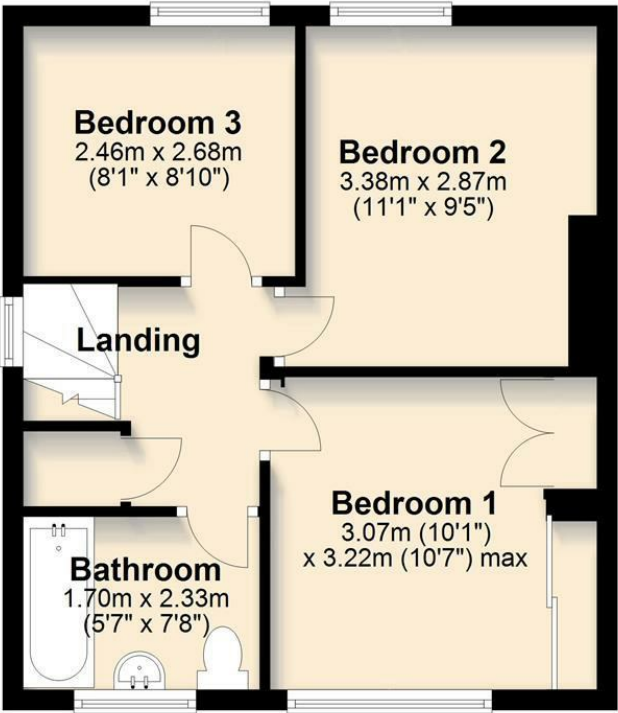
Ground Floor

Approx. 38.6 sq. metres (415.4 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.5 sq. feet)



Total area: approx. 75.4 sq. metres (811.9 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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |