



**School Road, Great Alne, Alcester, B49 6HQ**

**Guide price £385,000**

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HOMES

**\*\* Open Countryside Views \*\* Sought-After Great Alne Village Setting \*\* Generous Lounge/Diner \*\* Currently Arranged as Two Bedrooms, with Two Rooms Combined to Create a Large Principal Bedroom – Easily Reinstated as Three Bedrooms \*\* Kitchen/Breakfast Room \*\* Rear Conservatory \*\* Separate Utility Room \*\* Substantial Rear Garden Backing Onto Open Fields \*\* Garage & Driveway Parking \*\* No Onward Chain \*\***

School Road is a spacious semi-detached home in the sought-after village of Great Alne, enjoying open countryside views to the rear. Originally designed as a three bedroom home, the first floor is currently arranged as two generous double bedrooms, with two of the original bedrooms having been combined to create an impressive principal bedroom. The layout could easily be reinstated to provide three bedrooms if required. Further highlights include a generous lounge/diner, kitchen/breakfast room, conservatory, utility room, garage, driveway parking and a substantial rear garden backing onto open fields.



The property occupies an attractive position within the village and is approached via a good-sized frontage with lawn, established planting and a driveway providing off-road parking and access to the garage.

Stepping inside, the entrance hall gives access through to the main living accommodation. The lounge/diner is a particularly generous through room, offering plenty of space to create clearly defined sitting and dining areas. A fireplace provides a natural focal point within the room, while windows to both the front and rear help bring in plenty of natural light.

To the rear of the property is the kitchen/breakfast room, fitted with a range of wall and base units, generous worktop space and a breakfast bar for informal dining. The layout also incorporates useful pantry storage, while the adjoining utility room provides additional cupboards, worktop space and room for appliances.

From the kitchen, the accommodation continues into the conservatory, which creates an additional reception space overlooking the garden. With glazing across the rear and direct access outside, it works particularly well as a relaxed sitting area, dining space or garden room.

Further ground-floor practicality comes from additional storage, while the garage provides useful additional storage space.

On the first floor are two excellent double bedrooms. The principal bedroom is especially spacious, having originally been arranged as two separate bedrooms before the dividing wall was removed to create one substantial room. It now offers an impressive amount of space together with extensive fitted wardrobes and plenty of natural light. A purchaser wishing to return the property to its former three-bedroom configuration could potentially explore reinstating the original arrangement.

Bedroom two is also a comfortable double and enjoys an attractive outlook towards the rear. The first floor is completed by a shower room.

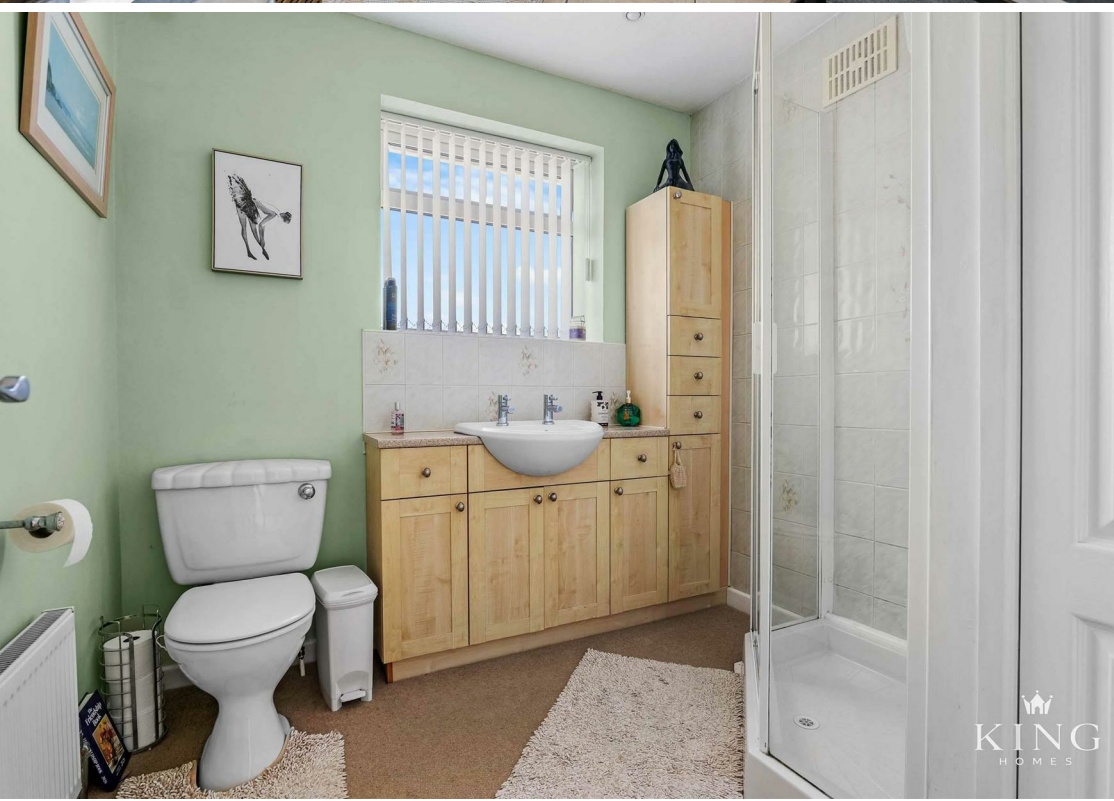
Outside, the rear garden is one of the property's strongest features. Generous in size and enclosed, it includes a lawn,

established planting and patio areas providing space for outdoor seating and entertaining. There is also a useful garden shed/outbuilding positioned towards the rear.

The real highlight is the setting beyond the garden, with open fields immediately behind the property creating a wonderfully open outlook and far-reaching countryside views. This gives the rear of the home a much more rural feel and provides an attractive backdrop from both the garden and the house itself.

With no onward chain, generous accommodation and the added flexibility of its former three-bedroom layout, this is a very appealing village home in a particularly attractive Great Alne setting.

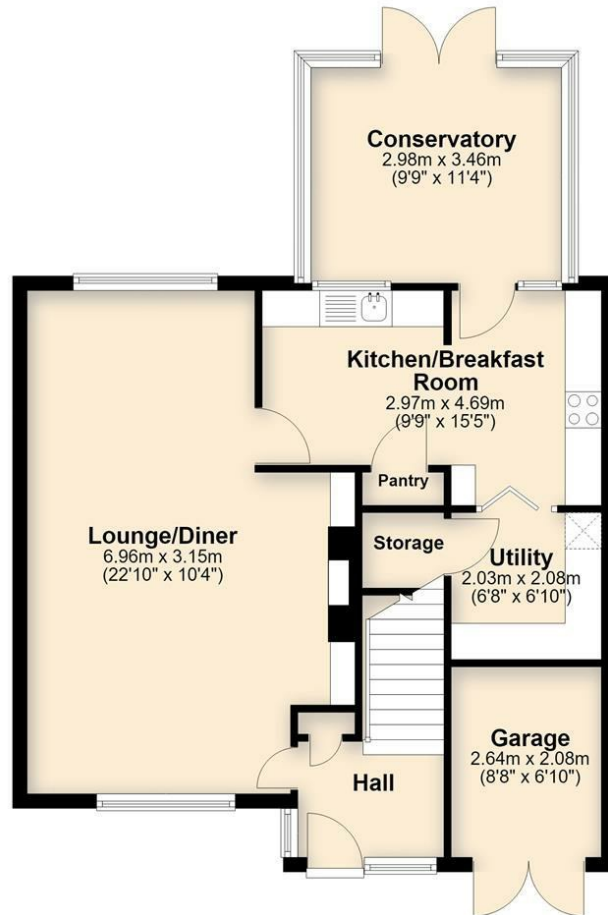
|                        |  |                                |
|------------------------|--|--------------------------------|
| Hall                   |  |                                |
| Lounge/Diner           |  | 22'10" x 10'4" (6.96m x 3.15m) |
| Kitchen/Breakfast Room |  | 9'8" x 15'4" (2.97m x 4.69m)   |
| Utility                |  | 6'7" x 6'9" (2.03m x 2.08m)    |
| Conservatory           |  | 9'9" x 11'4" (2.98m x 3.46m)   |
| Landing                |  |                                |
| Bedroom 1              |  | 11'6" x 16'10" (3.53m x 5.14m) |
| Bedroom 2              |  | 10'11" x 10'2" (3.33m x 3.12m) |
| Shower Room            |  | 7'8" x 7'9" (2.34m x 2.38m)    |
| Garage                 |  | 8'7" x 6'9" (2.64m x 2.08m)    |





### Ground Floor

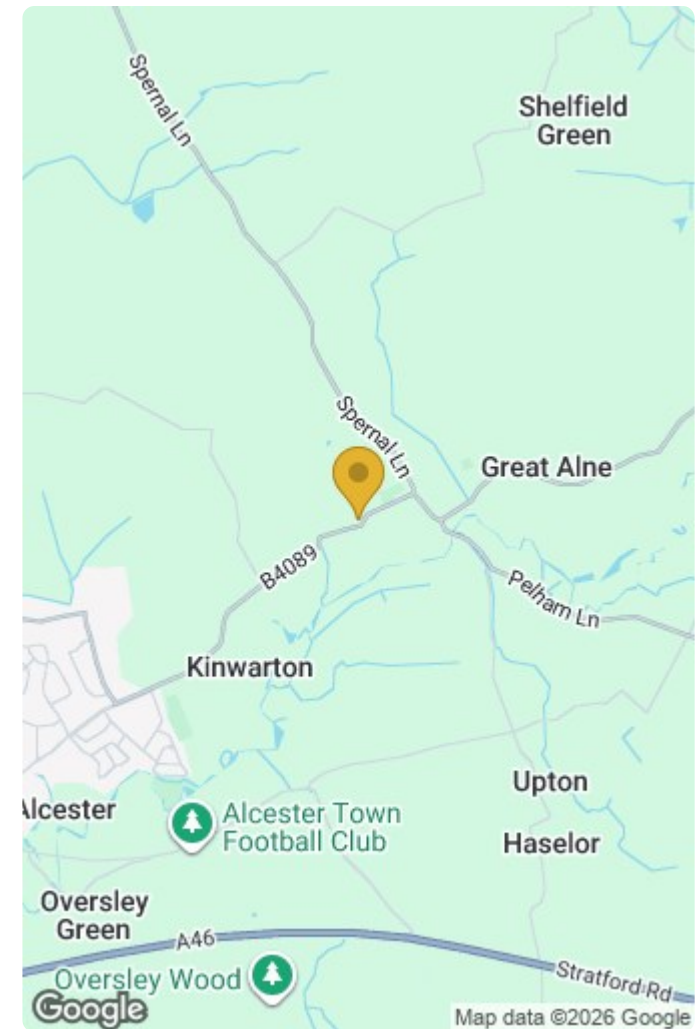
Approx. 69.6 sq. metres (748.7 sq. feet)



Total area: approx. 109.3 sq. metres (1176.2 sq. feet)

### First Floor

Approx. 39.7 sq. metres (427.5 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |