



VAUGHANREYNOLDS
ESTATE AGENTS

3 Nightingale Close
Great Alne, Alcester, B49 6PE



The Property

Located within an established close of similar homes, this three storey semi detached home has been thoughtfully extended and improved by the current owners in their tenure, including adding a conservatory to the ground floor and en-suite loft room to the upper. Boasting a wealth of space and a delightful setting, this home should appeal to a wide mix of buyers. The guide price represents a 70% share of the property, but the future owner will have the opportunity to staircase to 80% ownership. Rent is payable to the housing association for the remaining share, which includes building insurance, currently £37.34 per month. The property is offered as an 'affordable home', so will remain as such in perpetuity. There is also a 'local connection' covenant within the headlease, meaning that the property must be offered to a qualifying buyer first, but can be sold on the open market if there is no local interest.

For more information about the tenure and local connection, please contact the agent.

Being set back from the road beyond a driveway and mature fore garden, you enter the property via a reception hall, with stairs rising to the upper floor. The kitchen is located to side, has a bank of fitted storage with contrasting worksurfaces over and space for white goods. An inner door then leads to a generous living room, with dedicated zones for relaxed seating and formal dining. There is also a generous conservatory and a useful utility room off.



To the first floor, a central landing provides access to two good size bedrooms and the family bathroom. There is a further double bedroom to the second floor, with a modern en-suite shower room off.

Externally, there is an enclosed garden to rear, laid mainly to lawn with raised decking and various planted shrubs and trees to the boundary. There is gated access to the side, leading to a block paved driveway.

The Location

Alcester has grown in both size and popularity over recent years and now offers excellent facilities for shopping, schooling (Alcester Grammar School), recreation etc. Whilst retaining the character of the town centre, which has many fine historic buildings, and excellent family houses have been provided within a mile of the town centre. A further benefit is the proximity to other important Midland centres such as Birmingham, Redditch, Worcester, Evesham and Stratford upon Avon.

In addition the M42 and M40 motorways are easily accessible from the A435 (Alcester to Birmingham Road) and A46 (Alcester to Warwick Road), together with fast travel on to the M5, M6 and M1 as well as access to the NEC at Bickenhill, Birmingham International Airport and New Street Railway Station.

* Birmingham: 21 miles * NEC & International Airport and Railway Station: 23 miles
 * Junction 3 of the M42: 10 miles * Junction 15 of the M40: 13 miles
 * Redditch: 6½ miles * Coventry: 28 miles
 * Stratford upon Avon: 8 miles * Evesham: 10 miles



GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Leasehold 125 Years from 1994. Ground Rent and Service Charge £37.34 per calendar month (£448.08 per annum). Section 106 - Local Connection Clause Applies

Services: Mains water, electric and drainage. Electric Heating.

Local Authority: Stratford, Council Tax Band C

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

VAUGHANREYNOLDS
ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk

