

**AP MORGAN**



**Oversley Mill Park, Oversley Green, Alcester**  
Offers in the region of £175,000



**Features:**

- A beautifully presented park home overlooking the River Arrow
- Three well-proportioned bedrooms
- Modern fitted kitchen and dining room
- Spacious lounge, with feature fireplace
- Family bathroom
- Versatile garden, with access to the River Arrow
- Private driveway

**Description:**

A beautifully presented three-bedroom park home well-positioned in Alcester. Featuring, a spacious versatile lounge, off-road parking and picturesque positioning on the bank of the River Arrow.

To the front is a private shingled driveway, providing parking for multiple vehicles, with access to the porch.

The property comprises: a welcoming porch, currently used as a utility, the modern fitted kitchen, with integrated hob, oven and dishwasher, the dining room with French doors access to the front of the property and the spacious lounge, with a feature fireplace, bedrooms one and two are comfortable doubles with integrated wardrobes and bedroom three is a further single. The property is complete with the family bathroom, providing a bath, WC, washbasin and airing cupboard.

To the rear of the property is a generous garden, with well-maintained lawn, a sizeable decking area, perfect for garden furniture and entertaining, with fenced borders. The garden also features access to the River Arrow, with fishing rights.

Well positioned in Alcester, a delightful Roman market town with many local shops, restaurants and further amenities, along with well-regarded local schools, and Ragley Hall. Redditch Town Centre is roughly 8 miles away, and Studley is roughly 4.5, both locations boast a further assortment of amenities. Additionally, the M42 and M5 motorways are accessible.





### Details:

**Porch** 11'10" x 8'4" (3.6m x 2.54m)

**Kitchen** 10'7" x 9'8" (3.23m x 2.95m)

**Dining Room** 11'6" x 7'8" (3.5m x 2.34m)

**Hall**

**Lounge** 13'1" x 11'8" (4m x 3.56m) max dimensions

**Bedroom 1** 9'9" x 9'7" (2.97m x 2.92m)

**Bedroom 2** 7'8" x 7'10" (2.34m x 2.4m)

**Bedroom 3** 6'4" x 6'6" (1.93m x 1.98m)

**Bathroom** 5'6" x 6'6" (1.68m x 1.98m)



**EPC Rating:** EPC Exempt

**Council Tax Band:** A (tbc by solicitors).

**Tenure:** Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.

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## Identity Checks

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