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15 Willow Close, Alcester, B49 5AZ

EPC: D

* NO ONWARD CHAIN * Situated in the popular market town of Alcester, this two-bedroom terraced property offers practical and comfortable accommodation, making it an ideal home for first-time buyers, couples or those looking to downsize.
EPC RATING: D
COUNCIL TAX BAND: B

LOCATION:

The historic market town of Alcester offers an idyllic blend of rural charm and modern convenience. With a bustling High Street of independent shops, cafes, and traditional pubs, residents enjoy a vibrant local lifestyle set against picturesque countryside.

Families are well served by a strong selection of schools, from highly regarded primary schools and Alcester Grammar School to secondary options including Alcester Academy and St Benedict's Catholic High School, making it ideal for all ages.

Excellent transport links connect Alcester to nearby centres - with regular bus services to Redditch, Stratford-upon-Avon and connections onward to Birmingham and beyond - while major road routes provide easy access for commuters and weekend explorers alike.

SUMMARY OF ACCOMMODATION:

The property is entered via a useful entrance porch, leading through to the lounge, which provides a welcoming living space and incorporates the staircase rising to the first floor.

An archway leads through to the dining kitchen, creating an open and sociable layout. The kitchen is fitted with a sink and provides space for a washing machine, fridge freezer and cooker. French doors open directly onto the rear garden.

To the first floor are two bedrooms, both benefiting from built-in wardrobes, providing useful storage. Bedroom one also benefits from an additional airing cupboard.

The bathroom is fitted with a sliding single door and comprises a generous double-width shower cubicle, WC and wash hand basin.

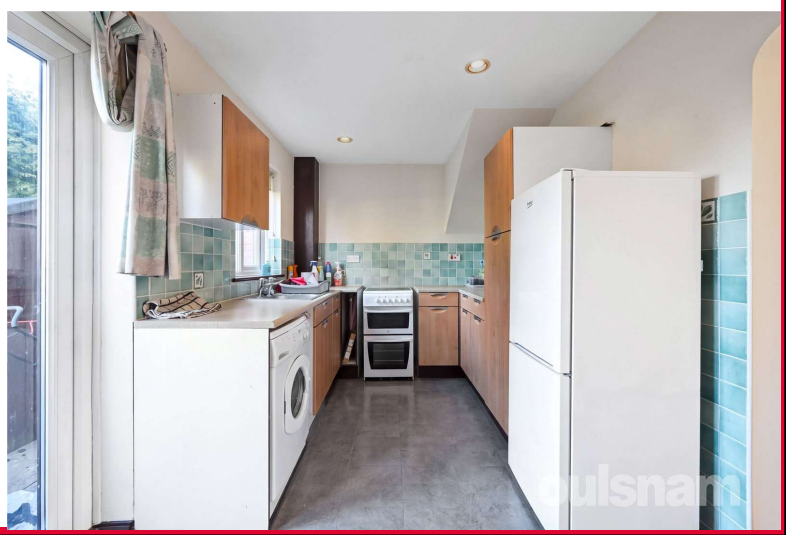
Externally, the property enjoys an enclosed rear garden, featuring a paved patio area and lawn, all set within fenced boundaries, offering a pleasant space for outdoor relaxation and entertaining.

ADDITIONAL:

Further benefits one allocated parking space situated outside of the property.

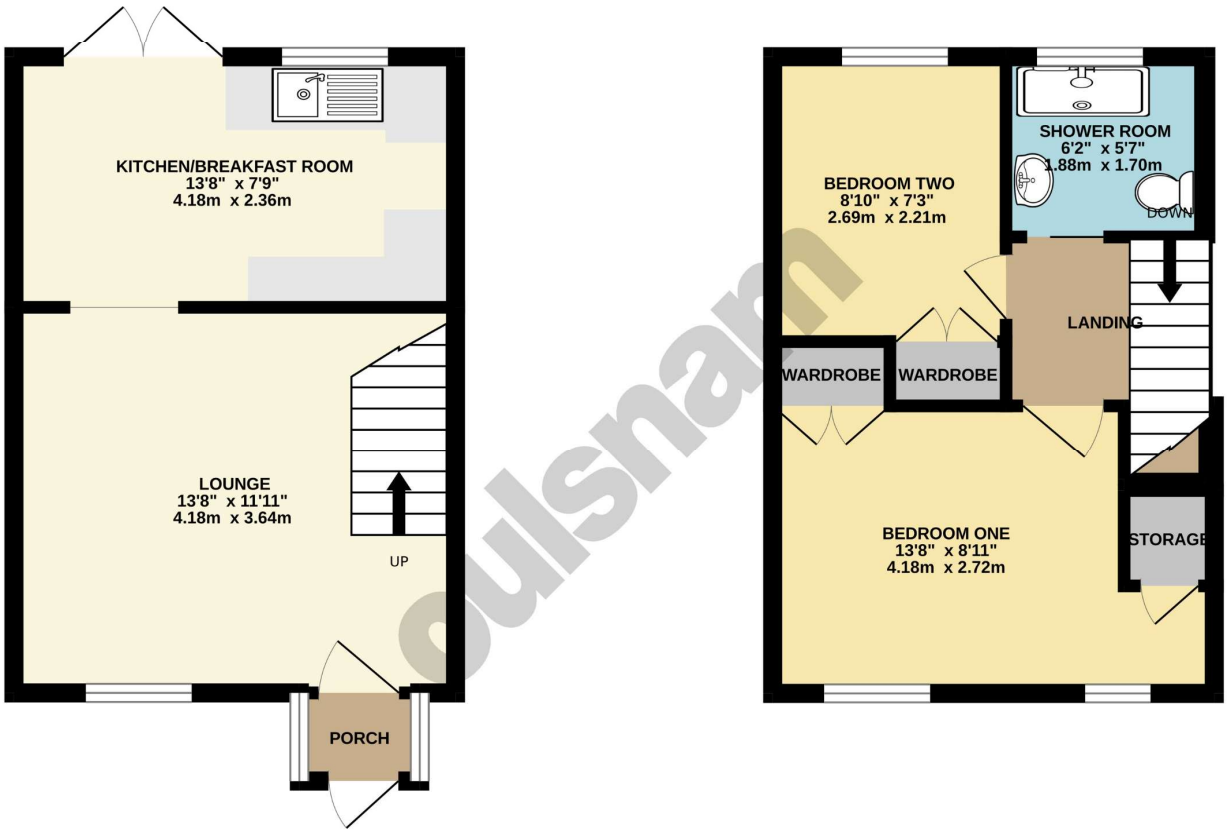
The property has night storage heaters.





GROUND FLOOR
280 sq.ft. (26.0 sq.m.) approx.

1ST FLOOR
267 sq.ft. (24.8 sq.m.) approx.



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TOTAL FLOOR AREA : 547 sq.ft. (50.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE CONSUMER PROTECTION REGULATIONS
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

MONEY LAUNDERING REGULATIONS
Under government regulations we are required to carry out prescribed identity checks on all purchasers and also obtain precise details of funding for their purchase. This must be done before agreeing a sale. We will carry out these checks, electronically and as soon as you make an acceptable offer on a property. There is a charge of £36 for one person and £54 for two or more. Prices are inclusive of VAT and are non-refundable.

FLOOR PLANS
Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE
A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

FIXTURES AND FITTINGS
Only those items mentioned in these particulars are included in the sale. All other items are excluded.

GENERAL ADVICE
All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents.

REFERRAL FEES
Referral fees may be paid to us for referring clients to mortgage, insurance, surveying and conveyancing services which can range from £50 to £200.

10a Church Green East, Redditch, B98 8BP
Tel: 01527 584499 | redditch@oulsnam.net