



Roman Way, Alcester, B49 5HB

Price £475,000

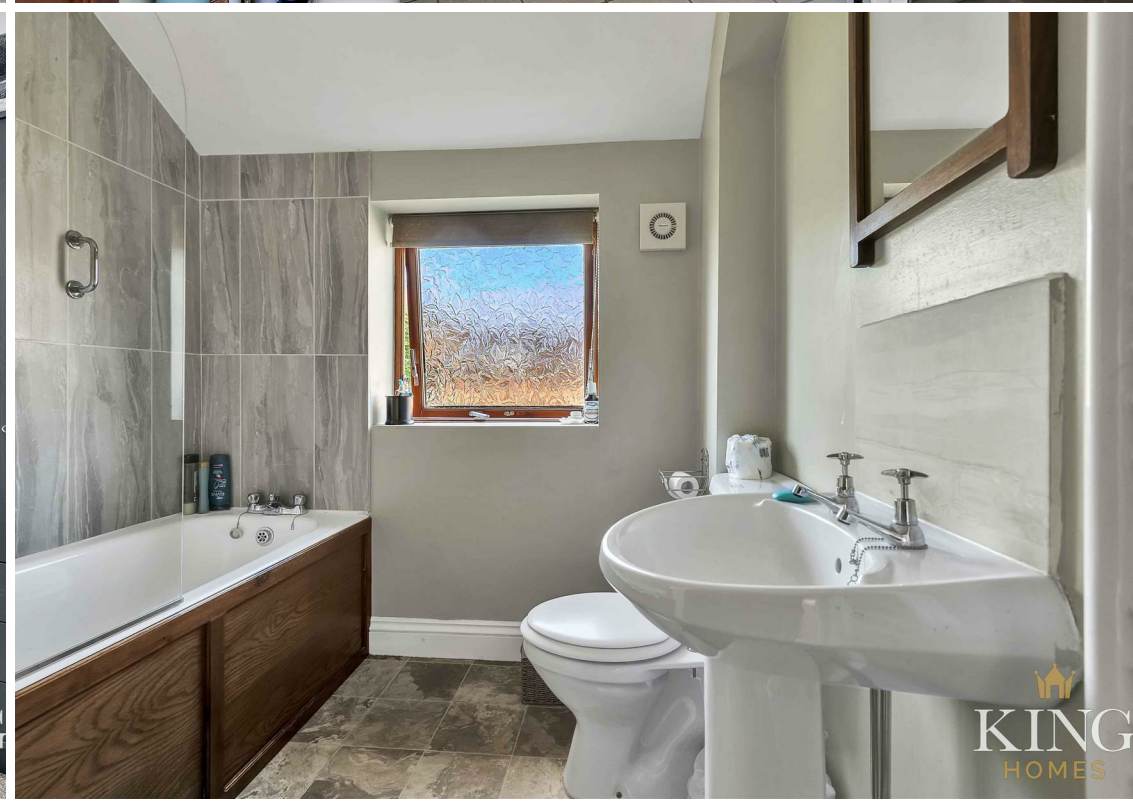

KING

KING
HOMES

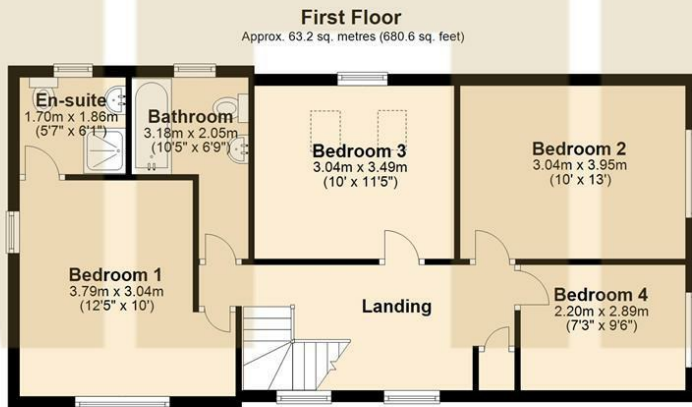
Fantastic size detached family home located in the popular town of Alcester. Boasting an expansive driveway accommodating up to five vehicles, an entrance porch leading through to the welcoming entrance hallway where you will find two reception rooms which are currently being used as a living room with a multi-fuel log burner and a study, a downstairs cloakroom and a fully fitted kitchen diner. To the upstairs, there are four bedrooms with the master bedroom having an ensuite and a family bathroom. To the outside, there is a good-sized garden which is mainly laid to lawn having a patio area perfect for external dining and mature shrubbery and fence panels to the borders. This property is being sold with NO CHAIN.



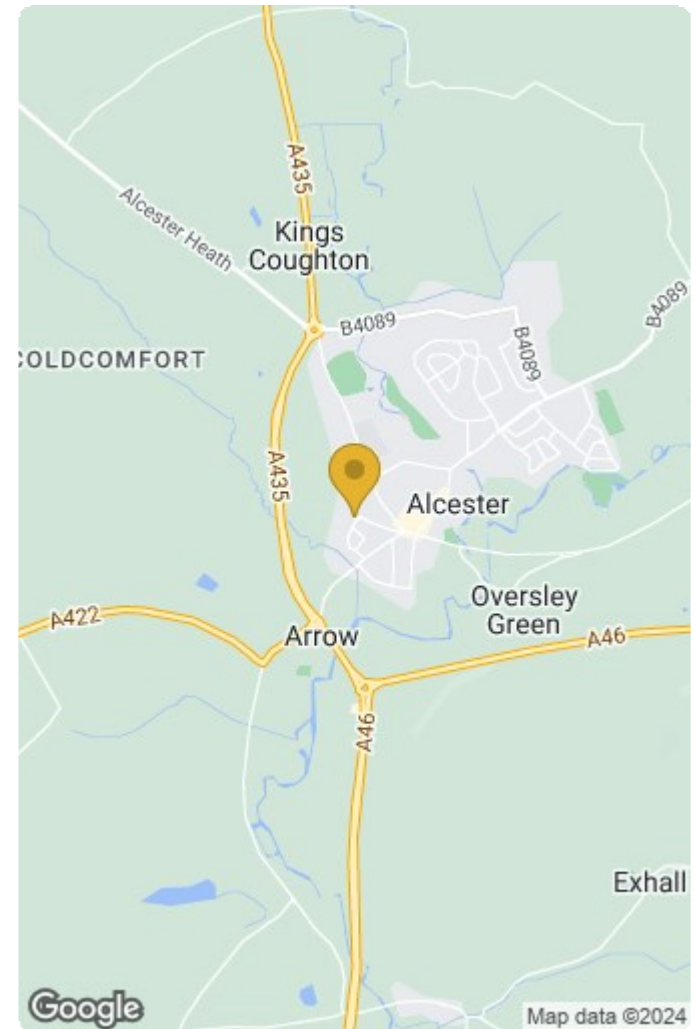
Porch	4'7" x 11'1" (1.40m x 3.40m)
Hall	
WC	
Living Room	17'6" x 12'11" (5.34m x 3.95m)
Kitchen/Diner	18'4" x 13'1" (5.59m x 4.01m)
Study	9'1" x 11'5" (2.78m x 3.50m)
Landing	
Bedroom One	12'5" x 9'11" (3.79m x 3.04m)
En-Suite	5'6" x 6'0" (1.70m x 1.85m)
Bedroom Two	9'11" x 12'11" (3.04m x 3.95m)
Bedroom Three	9'11" x 11'5" (3.04m x 3.49m)
Bedroom Four	7'2" x 9'5" (2.20m x 2.89m)
Bathroom	10'5" x 6'8" (3.18m x 2.05m)







Total area: approx. 146.1 sq. metres (1572.5 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		