



**Queen Elizabeth Way, Alcester, B50 4GN**

**Offers over £375,000**

  
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HOMES



HIGH SPECIFICATION RECENTLY BUILT THREE BEDROOM detached family home, situated in a small development of only 7 properties. This HIGHLY UNIQUE property enjoys lots of privacy at the end of a cul de sac with a well-maintained landscaped garden providing patio/entertaining areas and fencing / hedges to the boundaries for added privacy. The block paved driveway provides secure off-road parking for multiple vehicles as well as a car port / storage with up and over garage door and electric car charging point.

This unique residence offers stylish and spacious living accommodation arranged over two floors. The ground floor comprises; an entrance hallway with karndean flooring flowing through and stairs rising to the first floor, guest wc, living room with flatscreen log effect electric remote controlled fire as the centre piece to the room, a bespoke modern fitted kitchen / dining room looking out to the landscaped rear garden through bi-folding doors. The kitchen includes a breakfast island, under cupboard lighting, Quartz stone surfaces, Stainless steel 1 ½ bowl Franke sink with chrome mixer tap, and integrated Siemens appliances.

The first floor features a landing area, a family bathroom, three well proportioned double bedrooms all with fitted wardrobes, with the master bedroom also benefitting from an en-suite shower room

Outside is a landscaped rear garden mostly laid to lawn with patio area and decking for entertaining, surrounded by fencing and hedging to the borders.

This property is immaculately presented throughout, providing truly ready to move into accommodation. Properties of this exceptional standard rarely become available, and early viewing is considered essential to fully appreciate the attractive setting to all this property has to offer.



Hall

WC

Living Room 15'1" x 11'8" (4.60m x 3.58m)

Kitchen / Dining Room 12'0" x 19'11" (3.68m x 6.09m)

Landing

Bedroom One 10'4" x 10'4" (3.16m x 3.16m)

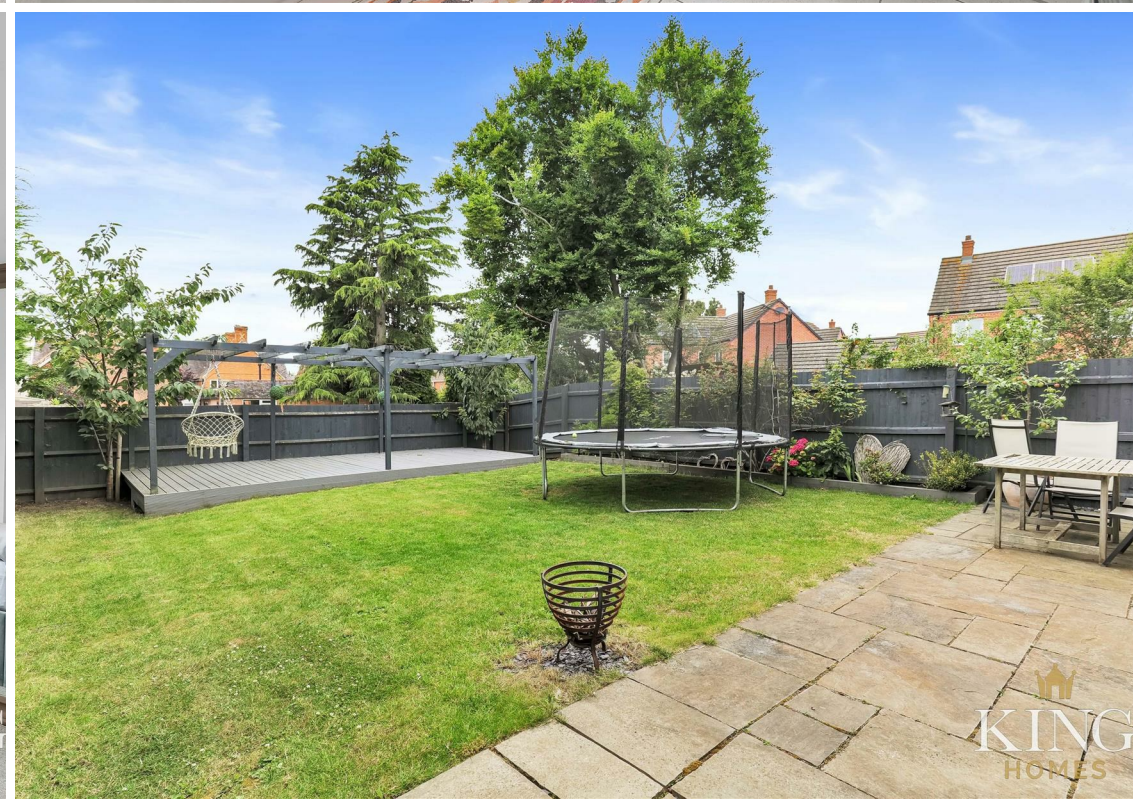
En-Suite 7'8" x 5'4" (2.35m x 1.64m)

Bedroom Two 8'9" x 10'4" (2.67m x 3.16m)

Bedroom Three 11'8" x 9'3" (3.58m x 2.83m)

Bathroom 7'1" x 6'6" (2.17m x 2.00m)





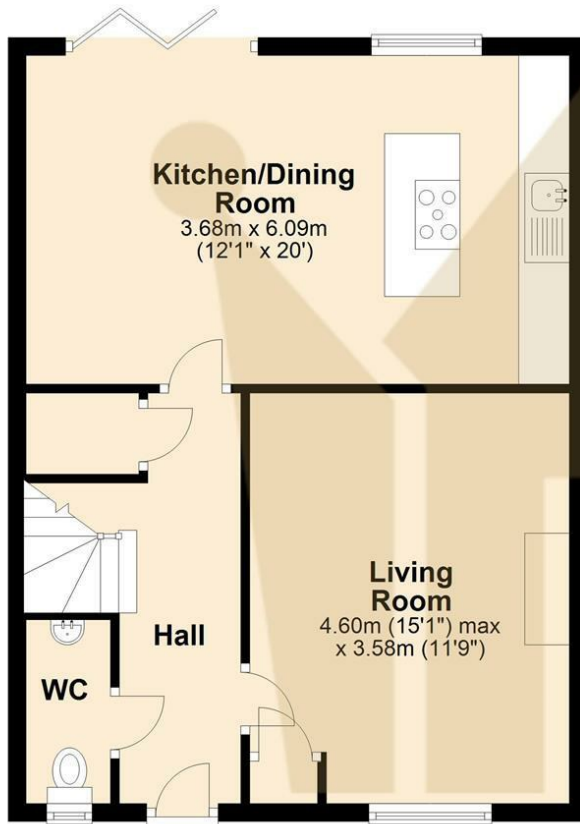






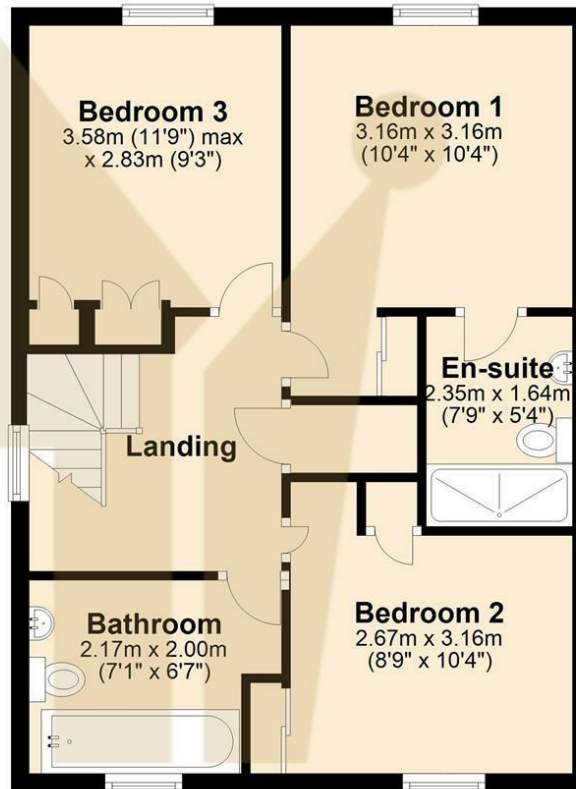
## Ground Floor

Approx. 51.0 sq. metres (549.0 sq. feet)

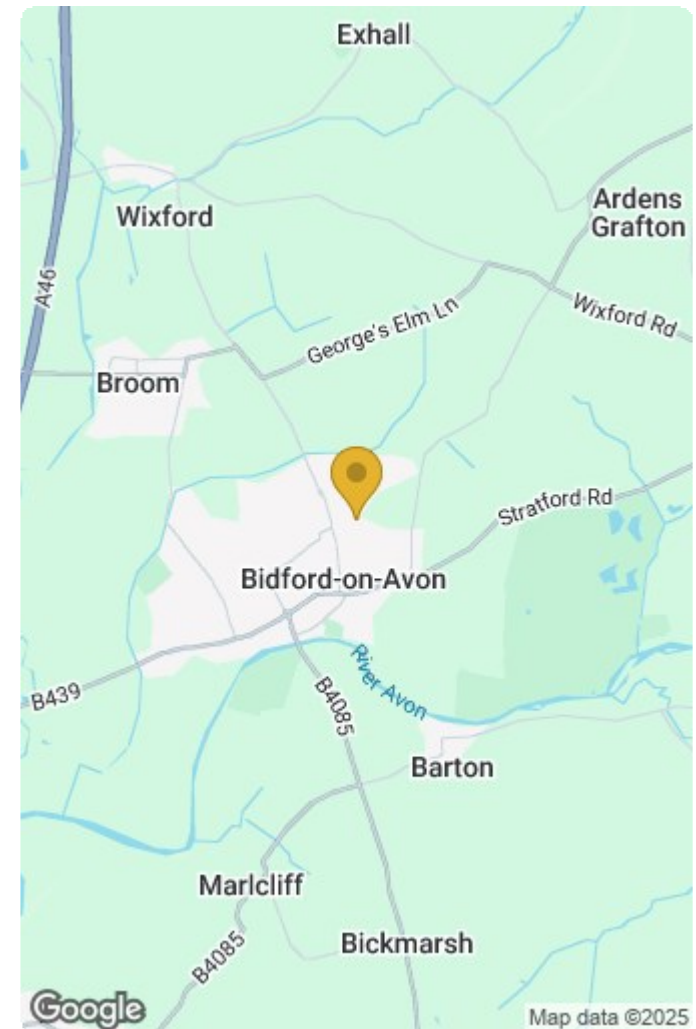


## First Floor

Approx. 51.0 sq. metres (549.0 sq. feet)



Total area: approx. 102.0 sq. metres (1098.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	