

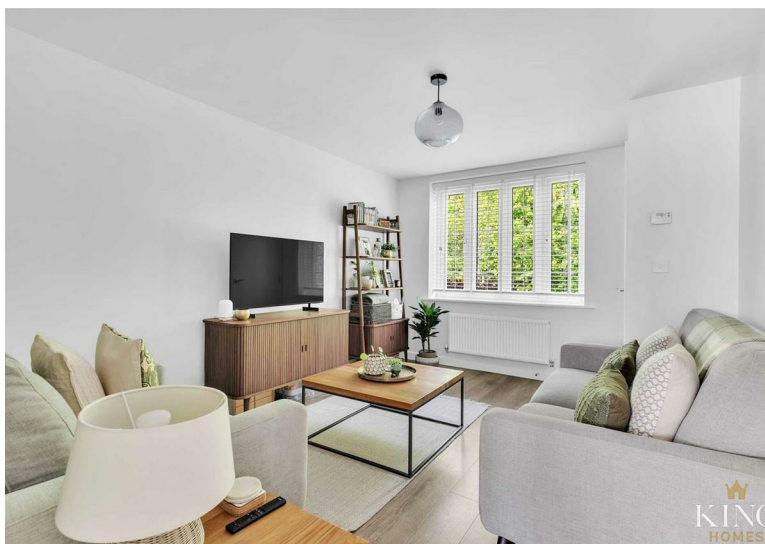


Cumberbatch Close, Alcester, B49 5RJ

Guide price £270,000


KING
HOMES

**** Stylish Modern Two Bedroom Semi-Detached Home in Alcester **** Open plan kitchen diner maximises the space ** French doors leading to patio & garden from the light filled Kitchen diner ** Landscaped rear garden ** Amtico Flooring throughout the downstairs ** Driveway parking for two cars ** Tucked away in a peaceful corner at the end of a cul-de-sac within a sought-after Bloor Homes development, this beautifully maintained semi-detached home, built in 2021, offers stylish and well-balanced accommodation. With a perfect blend of practicality and charm, this home is a true gem for those seeking a comfortable, contemporary living space.



On approach, this fantastic property enjoys excellent kerb appeal, with driveway parking for two vehicles, a low-maintenance fore garden, a path leading to the front door, and gated side access to the rear garden. Upon entering, you're greeted by a welcoming hallway that sets the tone for the rest of the home. Off the hallway, a spacious living room awaits, tastefully decorated in neutral tones, featuring a large front-aspect window and a useful built-in storage cupboard.

The living room flows seamlessly into a stylish open-plan kitchen/dining area, fitted with a generous range of high-gloss white wall and base units, neutral worktops, and complementary tiled splashbacks. There's ample worktop space for everyday cooking and entertaining. Elegant patio doors flood the space with natural light and offer direct access to the rear garden, creating a perfect connection between indoor and outdoor living.

The kitchen is further complemented by a separate utility area, offering space for additional appliances and keeping everyday tasks neatly tucked away. A convenient downstairs WC completes the ground floor layout, adding practicality to this well-designed home.

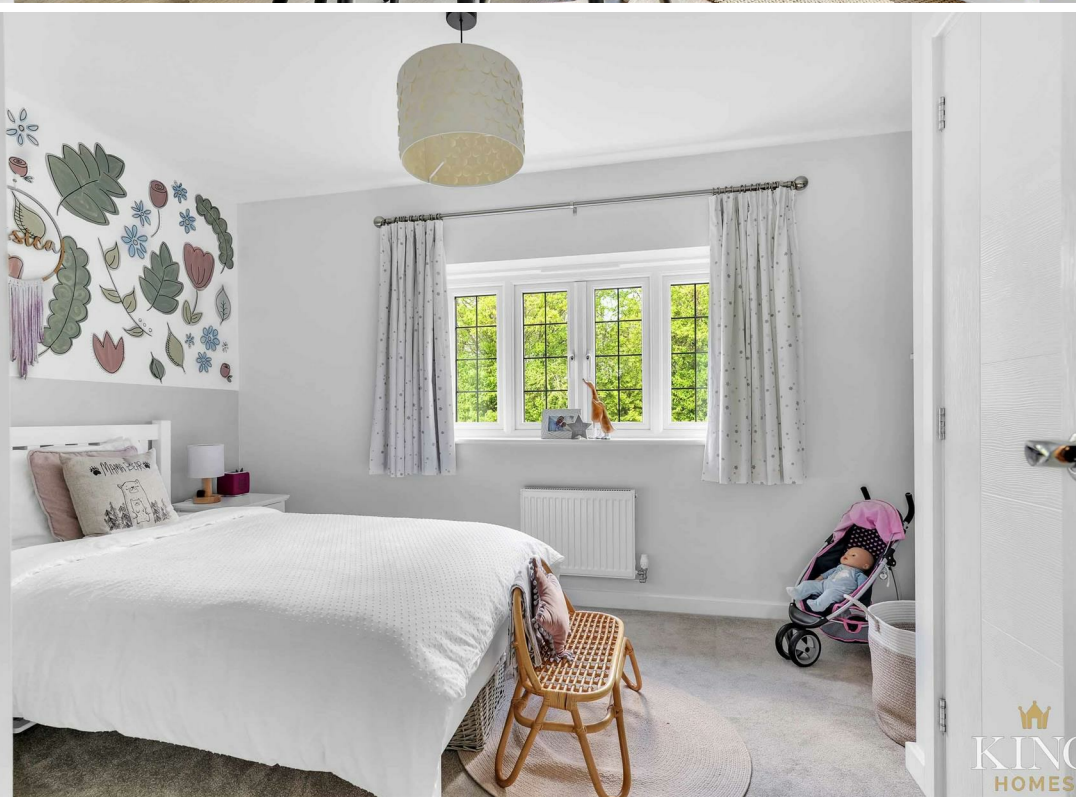
Upstairs, the property offers two well-proportioned double bedrooms, both thoughtfully presented, along with a modern family bathroom featuring a bath with shower over, WC, and hand wash basin.

Outside, the landscaped rear garden is fully enclosed by fencing and benefits from gated access to the front of the property. Thoughtfully designed, it features a well-kept lawn, a generous paved patio—ideal for relaxing or entertaining—and a practical garden shed providing useful additional storage.

Ideally situated in the town of Alcester, the property enjoys easy access to a range of local amenities, highly regarded schools, and excellent transport links. With its blend of stylish interiors, practical layout, and sought-after location, this lovely home is perfectly suited to first-time buyers, downsizers, or anyone looking to enjoy all that Alcester has to offer.

Hall

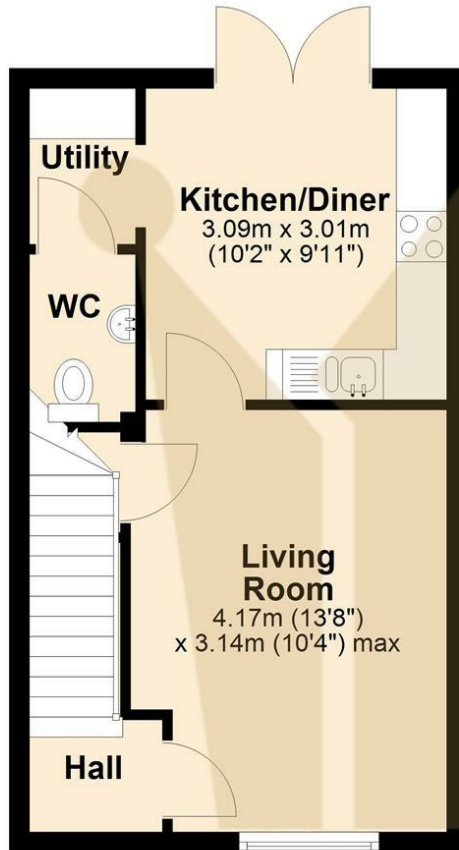
Living Room	13'8" x 10'3" (4.17m x 3.14m)
Kitchen / Diner	10'1" x 9'10" (3.09m x 3.01m)
Utility	
WC	
Landing	
Bedroom One	9'4" x 13'10" (2.86m x 4.22m)
Bedroom Two	10'7" x 13'10" (3.25m x 4.22m)
Bathroom	7'6" x 5'1" (2.30m x 1.55m)





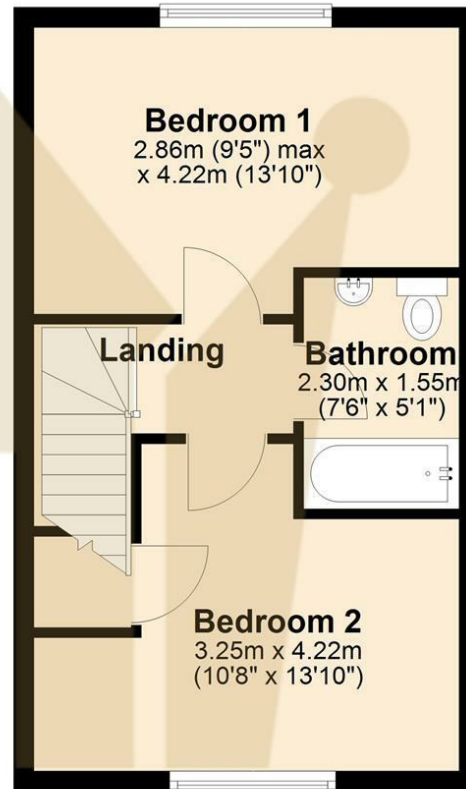
Ground Floor

Approx. 30.6 sq. metres (329.4 sq. feet)

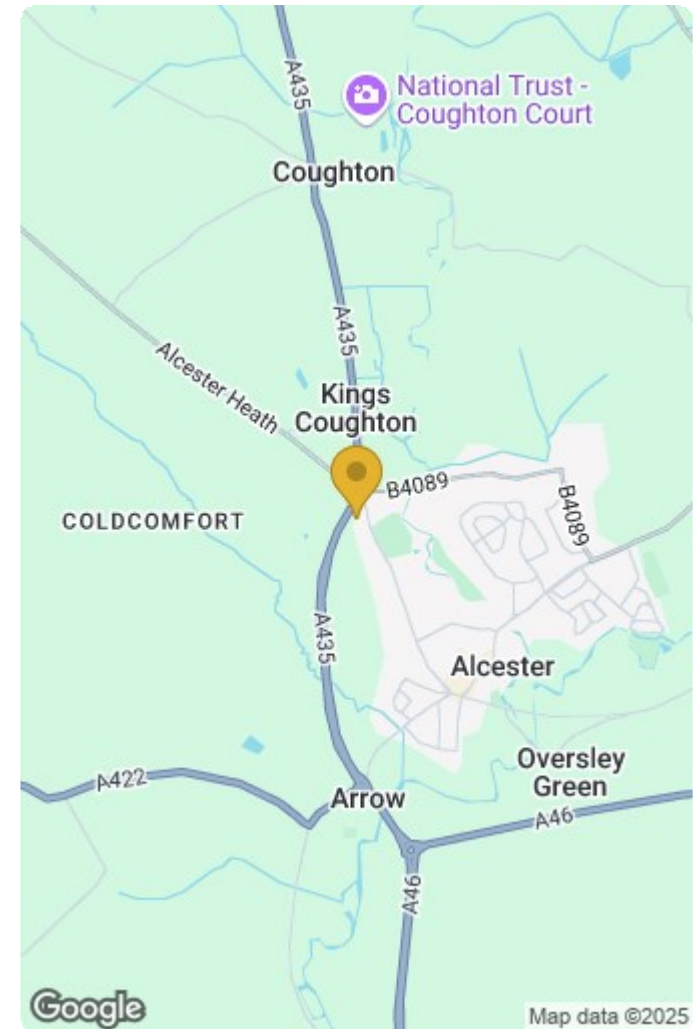


First Floor

Approx. 32.1 sq. metres (345.7 sq. feet)



Total area: approx. 62.7 sq. metres (675.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		9
(81-91) B	83	
(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