



St. Laurence Way, Alcester, B50 4FF

Offers in excess of £450,000



NO CHAIN A spectacular FIVE BEDROOM DETACHED family home in a prominent position presented to a high standard throughout. Situated on a generous plot including driveway parking, integral garage, rear enclosed garden, and accommodates perfectly for family friendly life, dining guests, working from home and comfortable happy living.

Comprises; Entrance hall with guest wc and stairs rising to the first floor, that gives way to the living room with bay window and feature log burner. A separate snug area with french doors leading to the garden. The magnificent kitchen looks out to the rear and an open plan feel leading to the dining room, The utility is a good size where you will find a second downstairs WC whilst also providing access to the integral garage and rear garden.

Upstairs you will find a gorgeous landing area leading to five bedrooms - four of which are doubles. en-suite showers to the master and second bedrooms and fitted wardrobes in the master, second and fifth, and the family bathroom.

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



Hallway

WC

Living Room14'7" x 12'5" (4.46m x 3.80m)

Snug11'6" x 12'5" (3.51m x 3.80m)

Kitchen9'2" x 16'1" (2.80m x 4.92m)

Dining Room17'6" x 8'5" (5.35m x 2.58m)

Utility6'3" x 8'5" (1.93m x 2.59m)

WC

Garage16'11" x 8'5" (5.17m x 2.59m)

Landing

Bedroom One11'10" x 16'7" (3.63m x 5.07m)

En-Suite Shower Room

Bedroom Two17'10" x 8'3" (5.45m x 2.53m)

En-suite Shower Room5'10" x 8'3" (1.80m x 2.53m)

Bedroom Three10'7" x 10'7" (3.24m x 3.25m)

Bedroom Four14'7" x 8'7" (4.47m x 2.64m)

Bedroom Five8'3" x 8'5" (2.52m x 2.58m)

Bathroom8'3" x 7'0" (2.52m x 2.14m)



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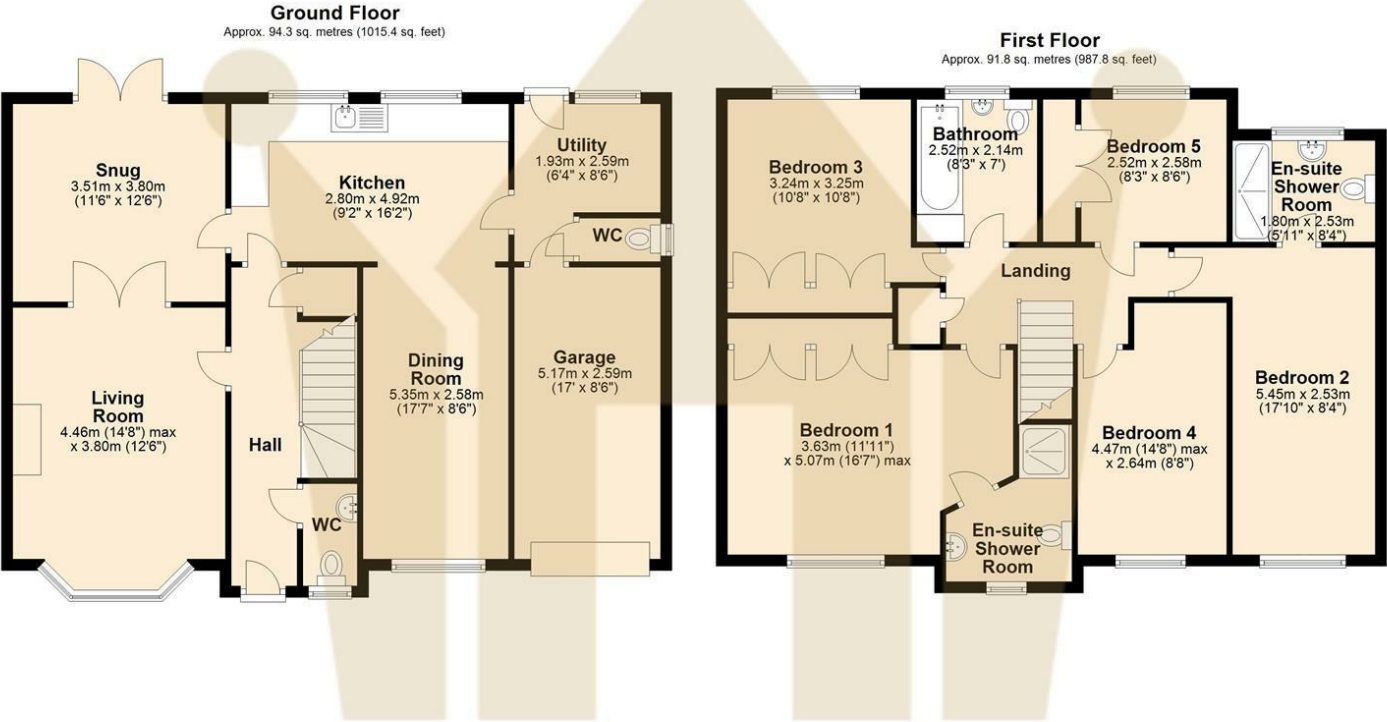


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Total area: approx. 186.1 sq. metres (2003.3 sq. feet)



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		
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