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Abbey Close, Alcester, B49 5QW

Offers In Region Of £600,000

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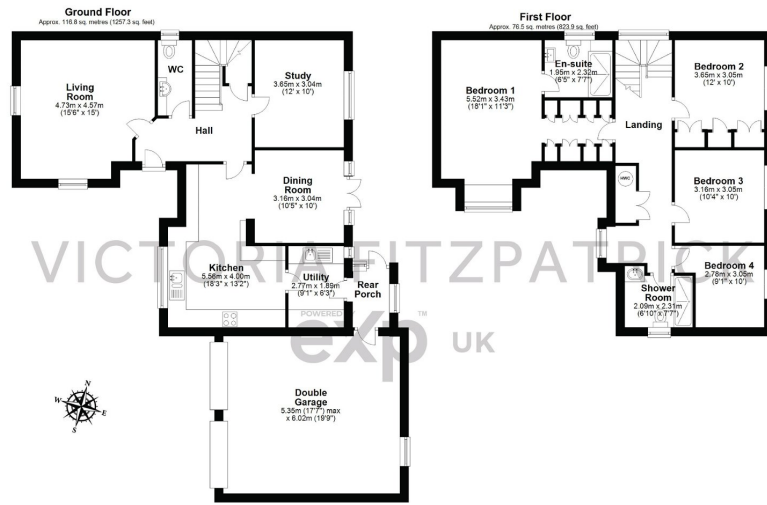
****PLEASE QUOTE REFERENCE VF0354****An excellent opportunity to purchase this four-bedroom detached, executive family home sat on a generously sized plot located within walking distance of Alcester High Street. Being conveniently located close to well regarded schools, a variety of shops and motorway links it is the perfect fit, for any family looking to live in the Alcester area.

Upon arrival, you'll be greeted by a spacious block paved driveway and well-maintained fore garden, providing ample parking space for multiple vehicles and access to the double garage. An entrance hall welcomes you into the main residence, where you'll find a well-designed layout offering comfortable and versatile living space.

The entrance hallway serves as the central point of access to the various rooms located on the ground floor. The lounge provides a cosy and inviting atmosphere with plenty of natural light perfect for relaxation and entertaining guests. Having two reception rooms the second is currently being used as a home office space, but this room is a generous size and offers complete versatility for its function to suit any new buyer. The modern and contemporary kitchen is a well-equipped space offering an array of wall and base units, breakfast bar with seating, integrated dishwasher, two integrated ovens and separate warming drawer, halogen hob and overhead extractor. This amazing room serves as a hub for family gatherings and socialising and is open to a formal dining space with double glazed patio doors opening into the garden. There is also a large, separate utility room offering extra storage, space for appliances and access to the garage and garden. There is a guest WC located off the main entrance hallway.

With stairs rising from entrance hallway leading to first floor landing space this leads onto bedrooms, family bathroom and generous airing cupboard. The master bedroom is linked via a corridor comprising built in wardrobes and arched entrance way providing access into the master bedroom. This spacious room is flooded with natural light enjoying dual aspect views via double glazed windows to the front and side. Built in dresser with storage and access into the en-suite bathroom. Bedroom two being a good sized double benefits from built in wardrobes and double-glazed window to side, bedrooms three and four are also both doubles with double glazed





Total area: approx. 193.4 sq. metres (2081.2 sq. feet)
DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

- QUOTE REFERENCE VF0354
- EXECUTIVE FAMILY DETACHED HOME
- HIGHLY DESIRABLE LOCATION
- TWO RECEPTION ROOMS
- MODERN KITCHEN AND SEPERATE UTILITY ROOM
- FOUR DOUBLE BEDROOMS
- MASTER BEDROOM WITH EN-SUITE
- FAMILY SHOWER ROOM
- DOUBLE GARAGE AND BLOCK PAVED DRIVEWAY
- DELIGHTFUL REAR GARDEN



13/04/2024, 08:03 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
8 Ribby Close H1 2EJ BR9 5QW	Energy rating C	Valid until 9 April 2034 Certificate number 914-824-930-0375-028																																
Property type	Detached house																																	
Total floor area	161 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the requirements and exemptions https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords-references																																		
Energy rating and score																																		
This property's energy rating is C. It has the potential to be B. See how to improve this property's energy efficiency.																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>69</td> <td>81</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C	69	81	55-68	D			39-54	E			21-38	F			1-20	G			The graph shows this property's current and potential energy rating. Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60
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