



28 MAYORS DRIVE, ALCESTER, B49 5RG  
OFFERS OVER £350,000



Set on the Bloor Homes, Alcester Park development is this beautiful three bedroom, semi detached home which is immaculate throughout and offers over 8 years NHBC remaining and is one of only two on the development that is 'The Kilburn' design.

The ground floor of the property offers an entrance lobby, living room, guest WC and storage cupboard and leads to the kitchen diner at the rear with some integrated appliances and doors opening out to the rear garden. To the first floor landing in the principal bedroom with storage cupboard and ensuite shower room, a second double bedroom and third single bedrooms, there is also a four piece family bathroom with bath and separate WC. At the rear of the property is an enclosed rear garden with patio area and lawn space along with side access gate leading to the tandem length driveway and garage.

This property has been fantastically maintained by its current owners and is located closely to Alcester Grammar School along with a bus route, shops and local amenities. The surrounding area of Alcester offers a market town and provides easy access into Stratford Upon Avon and Redditch along with the River Arrow being in close proximity.

EPC - B  
Council Tax Band - D  
Tenure - Freehold (subject to solicitor confirmation)



### Approach

To the right of the property is a Garage and off road parking and to the front of the property is a pathway leading to the front door



### Entrance lobby/hall

With door into the living room and stairs to the first floor landing

### Living Room

15'4" max x 12'5" max (4.68 max x 3.80 max )

With front window aspect and door leading into the Kitchen Diner



### Kitchen Diner

16'4" max x 10'5" max (5.00 max x 3.20 max )

Set at the rear of the property with an array of base and wall units along with some integrated appliances, space for a dining table and patio doors opening out to the rear garden

### Guest WC

Guest cloak room with basin and WC



### Landing

Providing access to all three bedrooms and the family bathroom

### Bedroom One

12'5" max x 10'5" max (3.80 max x 3.20 max )

A spacious double bedroom with over stairs storage cupboard and door into the ensuite shower room



### Ensuite

7'10" max x 5'6" max (2.40 max x 1.70 max )

With basin, WC and shower enclosure



### Bedroom Two

8'6" max x 7'4" max (2.61 max x 2.26 max )

A further double bedroom at the rear of the property



### Bedroom Three

9'2" max x 6'6" max (2.81 max x 2.00 max )

An L shape, single bedroom over looking the rear garden

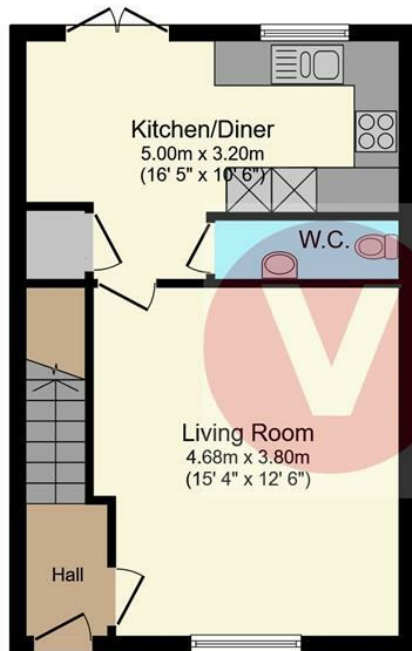












**Ground Floor**



**First Floor**



**Garage**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Vizors. Powered by www.focalagent.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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