



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

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

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

This property 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 to 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)

Please read the following. The information supplied is for guidance purposes only, and is supplied primarily based upon information provided to the agent by the sellers. The agent makes clear that this information cannot be relied upon as a statement of facts, and



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

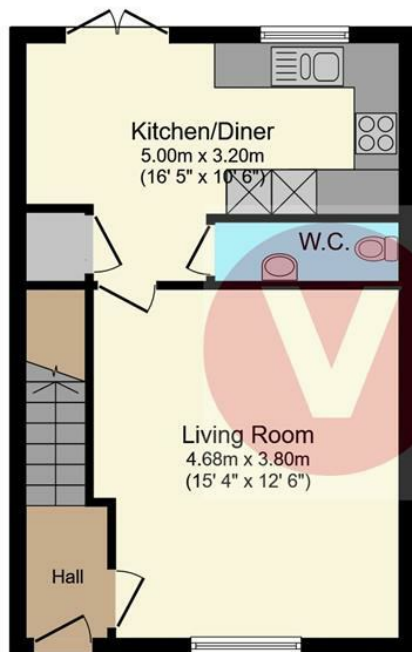
**Bedroom Three**

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

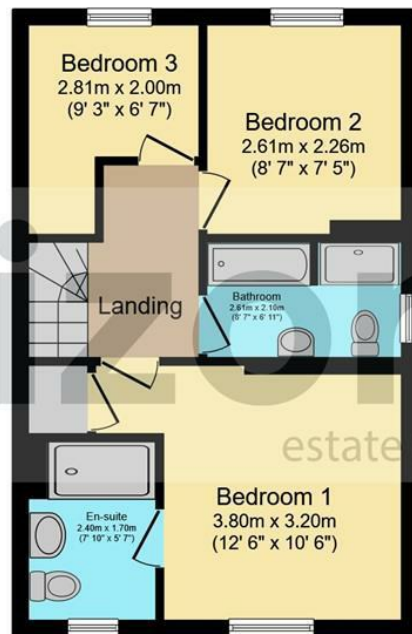
An L shape, single bedroom over looking the rear garden







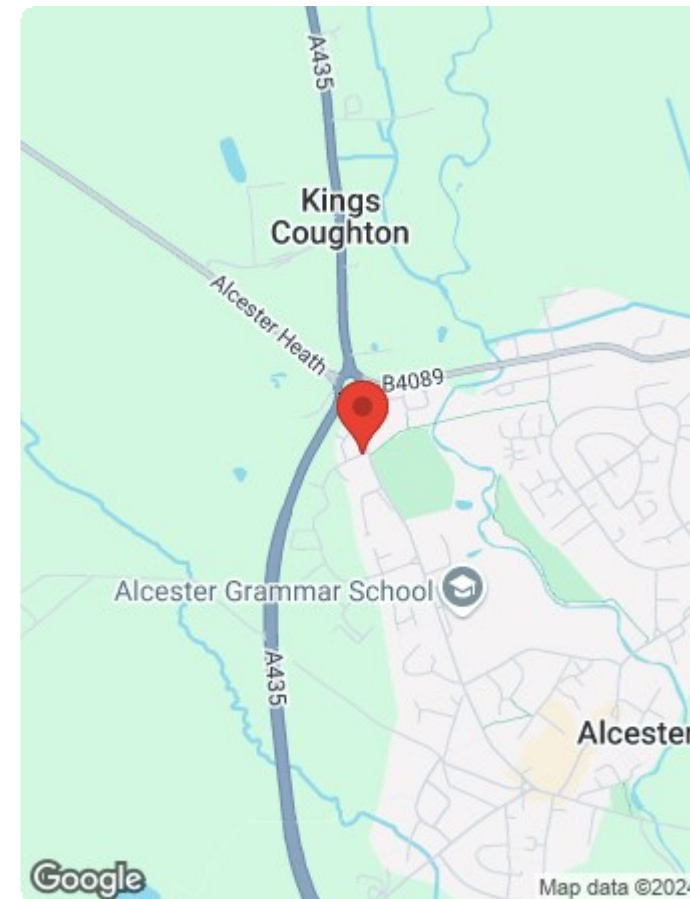
Ground Floor



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 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	



Vizor Estate Agents Ltd
Company No. 7848499



Hyde House, 52 Bromsgrove Road, Redditch, B97 4RJ

Tel: **01527 584 533** www.vizorestates.com