



89 PAYNE DRIVE, ALCESTER, B49 5FF
OFFERS OVER £360,000

Built by Bloor Homes in February 2024 is this ex show-home, built to the the Makenzie design which is a three bedroom, three story property in immaculate condition and offering generous accommodation throughout.

Set on the Alcester Park development, the ground floor offers an entrance lobby with stairs to the first floor, Living room to the front, kitchen diner with many integrated appliances to the rear and laundry area off with guest WC. On the first floor are bedroom 2 and 3 and family bathroom, to the second floor is a principal suite offering bedroom one with ensuite shower room. To the front of the property is tandem length driveway, at the side and to the rear is a pleasant garden with lawn and patio area. This property must be viewed to appreciate the overall finish and size of accommodation on offer.

Location: The property is located closely to Alcester Grammar School along with a bus route, shops and local amenities and the National Trust site of Coughton Court along with Ragley Hall also being a few minutes drive. The surrounding area of Alcester offers a market town and is ideally located nearby to the A46. From here you can easily travel to Evesham, Stratford-Upon-Avon and beyond to places such as Worcester and Redditch.

Over 9 years NHBC remaining.

EPC - B

Council Tax - D

Tenure - Freehold (subject to solicitor confirmation)



Approach

A driveway leads to the side of the property, main front entrance via entrance door into;

Entrance Hall

With stairs off to the first floor and door into;

Living Room

15'1" max x 11'9" max (4.60m max x 3.60m max)

Leads into;



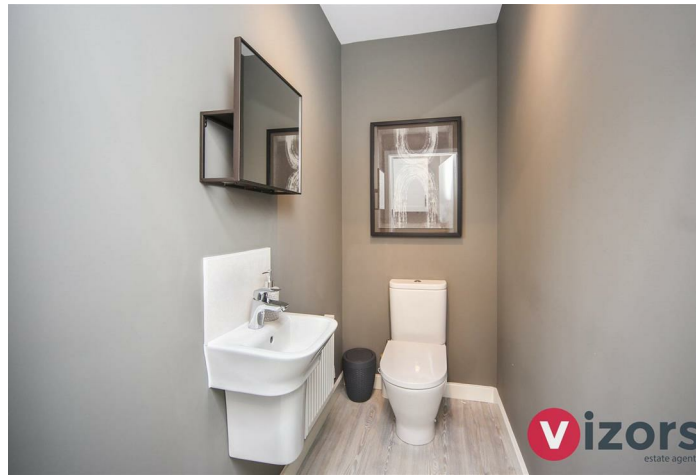
Kitchen Diner

15'1" max x 11'9" max (4.60m max x 3.60m max)

With a range of integrated appliances, leads out to the rear garden, leads open plan to;



Laundry Area & Guest WC



First floor Landing

Has stairs continuing to the top floor suite, and leads off to;



Bedroom Two

14'5" max x 9'10" max (4.40m max x 3.00m max)



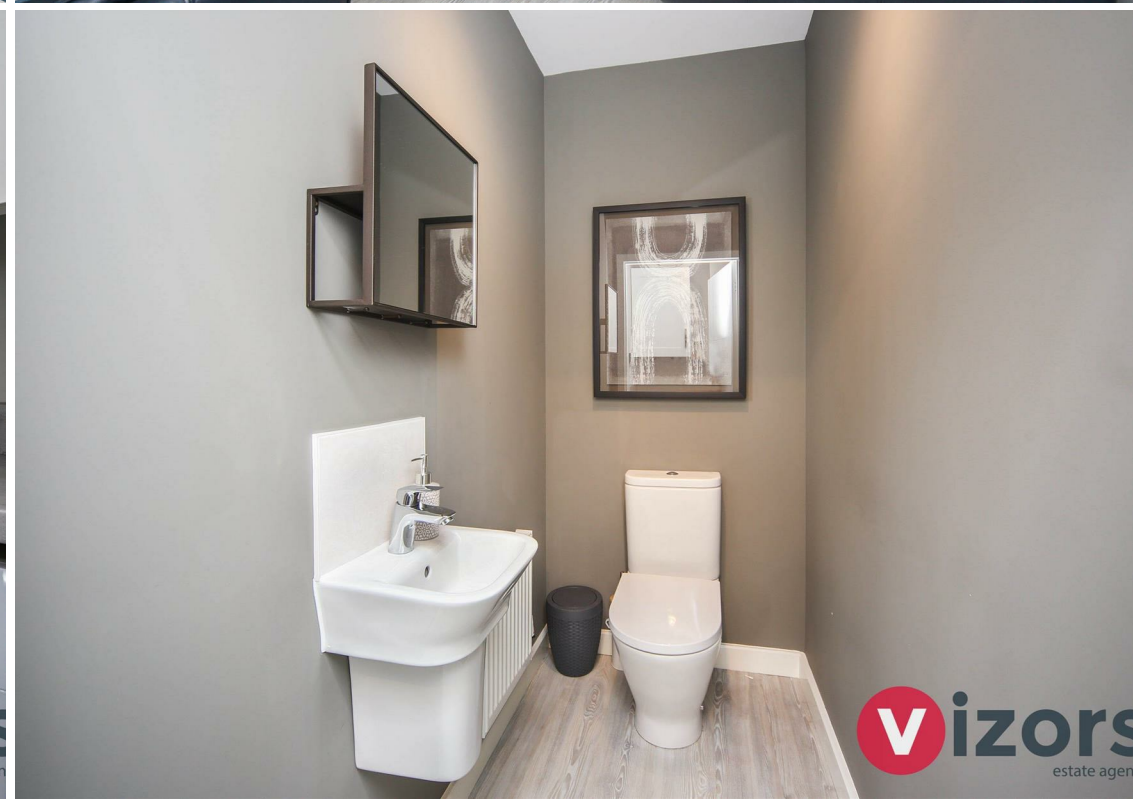
Bedroom Three

10'5" max x 7'6" max (3.20m max x 2.30m max)

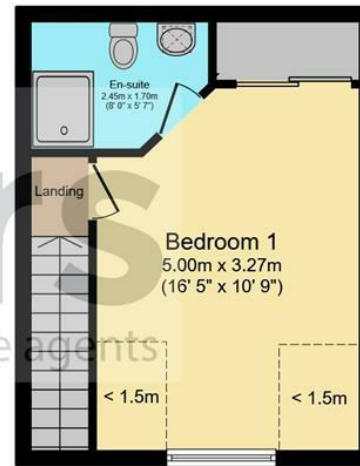
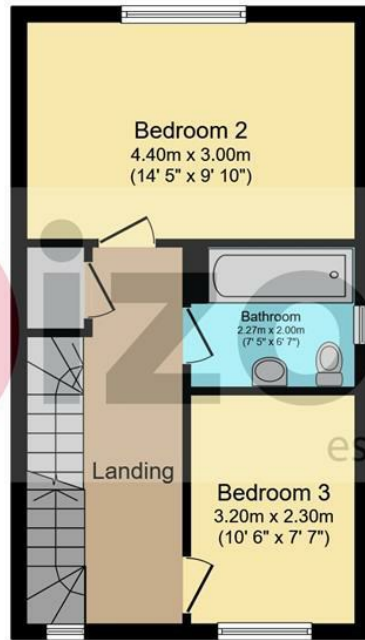
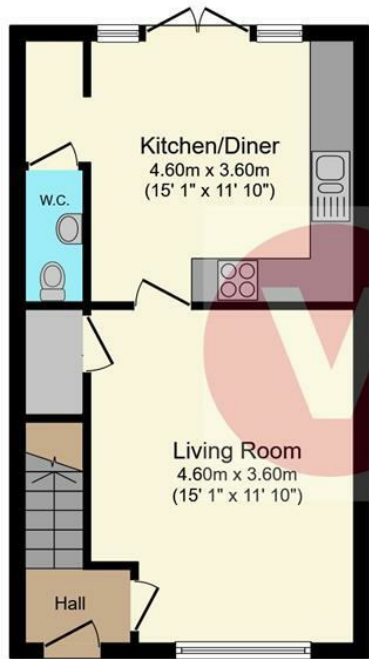


Bathroom

7'5" max x 6'6" max (2.27m max x 2.00m max)







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	



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