



14 Mayors Drive

Alcester, B49 5RG

Andrew Grant

14 Mayors Drive

Alcester, B49 5RG

3 Bedrooms 1 Bathroom 2 Reception Rooms

A well proportioned home offering a versatile blank canvas, ready for its new owners to personalise and make their own.

- Offering well arranged accommodation across two floors, this three bedroom home presents an appealing opportunity for buyers seeking comfortable proportions and considerable scope to modernise.
- The kitchen and dining room brings cooking and mealtimes together, with fitted cabinetry, space for a dining table and direct access to the rear garden.
- Three first floor bedrooms are complemented by a primary en suite and family bathroom, creating practical accommodation ready to be adapted to suit its new owners.
- An enclosed rear garden combines a paved seating area with lawn, providing a straightforward outdoor space with clear potential for further planting and landscaping.
- A private driveway provides off road parking and leads to the detached garage, adding valuable storage and practical provision alongside the main accommodation.
- The Alcester setting combines access to general amenities, schools and transport connections with a nearby communal green space and play area for outdoor recreation.

1119 sq ft (104 sq m)





The kitchen and dining room

Forming a practical setting for cooking and shared mealtimes, this combined space is arranged with fitted cabinetry extending along two sides, incorporating work surfaces, an oven, hob, extractor and sink. Space remains for a dining table, while glazed double doors open directly onto the garden. An internal door leads to the adjoining utility and cloakroom, adding further convenience to the layout.







The living room

Providing the principal space for relaxation, the living room has generous proportions that allow for a variety of seating arrangements. A wide front facing window forms the main architectural feature, while the balanced shape offers flexibility when planning the room. Presented as a straightforward blank canvas, it gives new owners an excellent opportunity to introduce their own character.





The utility and cloakroom

Supporting the everyday workings of the home, the utility and cloakroom combines laundry provision with convenient ground floor facilities. A work surface provides a practical area beside space for an appliance. The adjoining cloakroom is fitted with a wash basin and WC, completing this useful part of the accommodation.





The primary bedroom

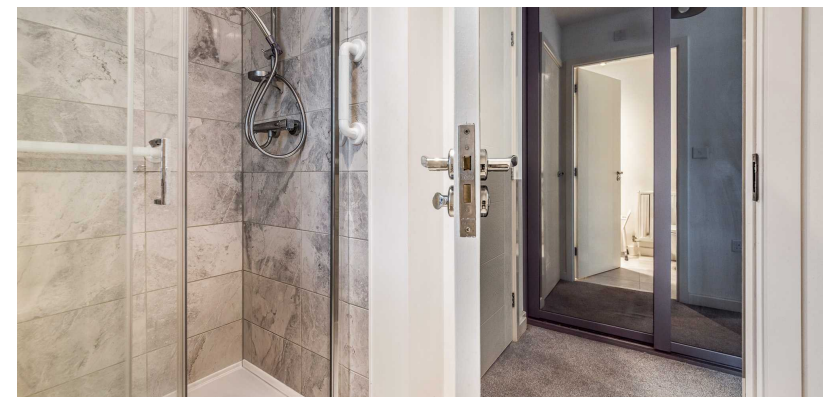
Creating a comfortable private retreat, the primary bedroom accommodates a double bed with further space for bedroom furniture. A broad window forms the principal architectural feature, while a built-in wardrobe and separate cupboard provide useful storage. Direct access to the adjoining en suite adds everyday convenience and completes the well arranged bedroom.





The primary en suite

Dedicated to the primary bedroom, the en suite provides a useful private shower facility. A glazed shower enclosure forms the principal feature, accompanied by a wash basin and WC. A window provides ventilation, while the compact arrangement makes effective use of the available space and complements the separate family bathroom elsewhere on the first floor.





The second bedroom

Offering the proportions required for a double bed and additional furniture, the second bedroom provides adaptable accommodation for family members or guests. Its window forms a clear focal point, while the layout supports several possible arrangements. The room is ready for new owners to select their preferred finishes and create a space suited to their needs.





The third bedroom

Offering flexibility as a single bedroom, nursery or occasional guest room, the third bedroom provides a useful addition to the first floor accommodation. Its proportions allow space for essential bedroom furniture, while the simple presentation gives new owners the opportunity to adapt and personalise the room according to their needs.





The bathroom

Serving the family bedrooms, the bathroom brings the principal facilities together in a practical arrangement. A bath with shower above and glazed screen is accompanied by a wash basin and WC.





The garden

Extending behind the home, the enclosed garden offers a manageable outdoor space ready for further landscaping. A paved area beside the property provides room for outdoor seating, beyond which the lawn continues towards the rear boundary. Fencing defines the perimeter, while direct access from the kitchen and dining room and utility creates convenient links with the ground floor.





The driveway and parking

Providing practical off road parking, the driveway extends alongside the home towards the detached single garage. The garage offers valuable space for secure parking, storage or other practical requirements. Established planting separates the frontage from the nearby green.

Location

Alcester provides an established setting with access to a range of general amenities, schooling and everyday services. The town supports daily life through local shops and community facilities, while transport connections provide routes towards surrounding centres and the wider region. A nearby communal green space and play area introduces a useful recreational feature within the immediate surroundings. Combining an accessible position with the amenities of the town, 14 Mayors Drive offers a practical base for households seeking the opportunity to personalise a well proportioned home within this Warwickshire location.

Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 900 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

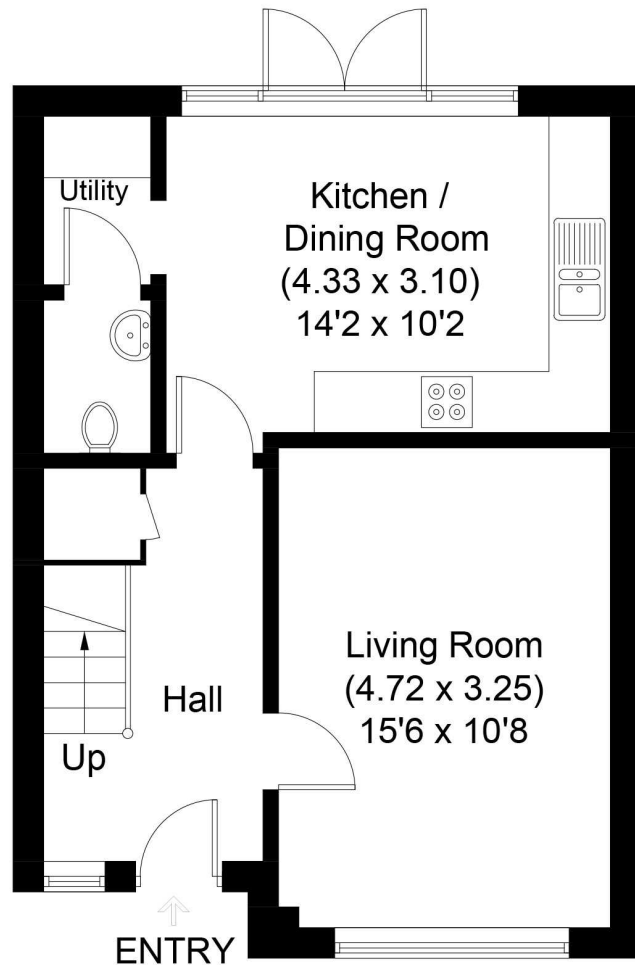
Council Tax

The Council Tax for this property is Band D.

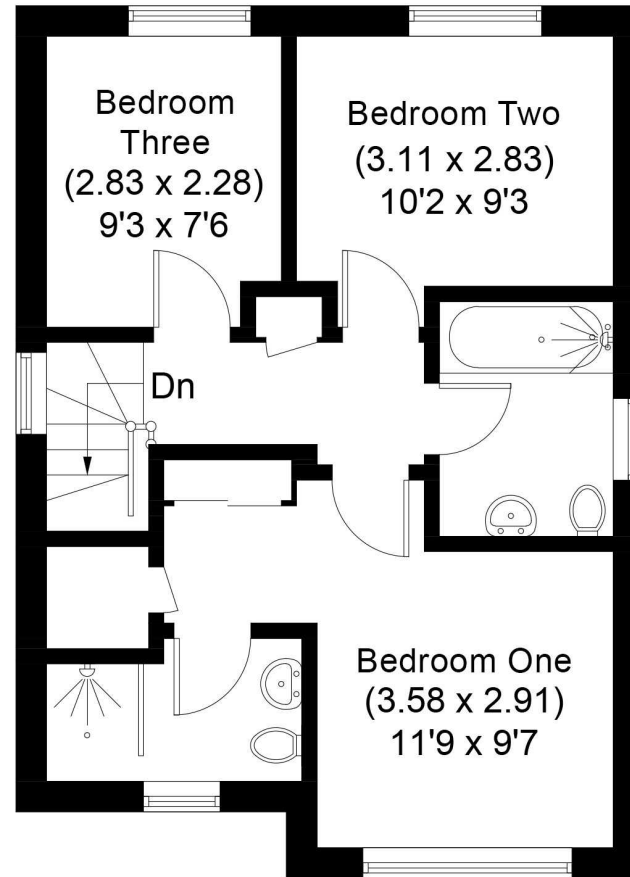


Mayors Drive

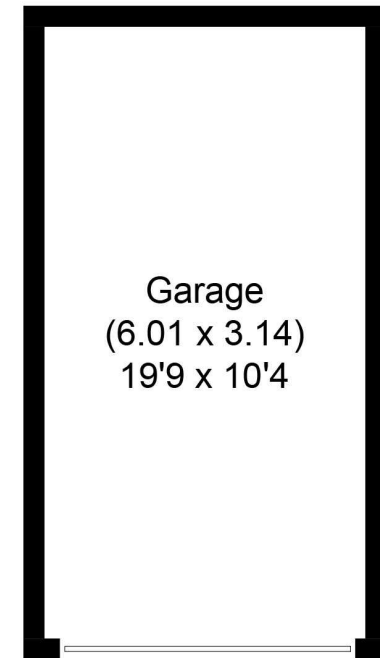
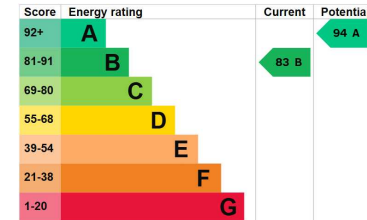
Approximate Gross Internal Area
 Ground Floor = 42.7 sq m / 460 sq ft
 First Floor = 42.4 sq m / 456 sq ft
 Garage = 18.9 sq m / 203 sq ft
 Total = 104.0 sq m / 1119 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com