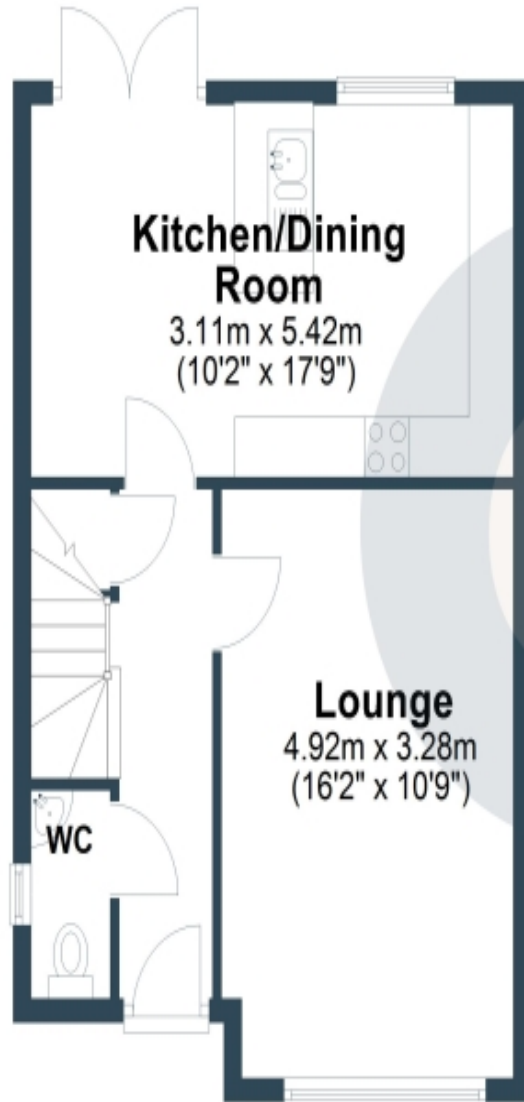






## Ground Floor

Approx. 42.5 sq. metres (457.4 sq. feet)



## First Floor

Approx. 42.6 sq. metres (458.4 sq. feet)



Total area: approx. 85.1 sq. metres (915.8 sq. feet)

Welcome to Boehm Drive. An immaculately presented, three-bedroom, semi-detached home. Built by the well-established builder, Redrow Homes, in 2014, this home has been lovingly upgraded and maintained throughout its ownership. This home is perfect for first time buyers, looking to get on the property ladder, downsizers, looking for an easy move, or can even be used as an investment or lock up and leave. The list is endless.

Situated in the charming and historic market town of Alcester in Warwickshire, known for its picturesque streets and vibrant community atmosphere, with a range of independent shops, cafés, traditional pubs, and local amenities. Surrounded by beautiful countryside, Alcester offers plenty of opportunities for outdoor pursuits, from riverside walks to exploring the Ragley Hall Estate. Despite its peaceful setting, the town enjoys excellent transport links, with easy access to Stratford-upon-Avon and Birmingham, as well as major road networks including the A46 and M40.

The home welcomes you into an entrance hall that is well-equipped with two built in storage cupboards, one of which with ample space to house your washing machine. There is also access to a W.C and stairs rising to the first floor.

To the front of the home is the light and airy living room with an East-facing aspect making it a perfect spot for a morning brew with the sun shining through. Finished with recently fitted Herringbone effect laminate flooring.

To the rear of the property is a spacious breakfast kitchen, spanning the full width of the home, with French doors opening out onto the garden making it an ideal spot for hosting a BBQ with friends on a summers evening. The kitchen comprises a mixture of wall and base units, built in oven, four burner electric hob, fridge/freezer and dishwasher.

On the first floor we have three generously sized double bedrooms, an ensuite to the main and a further family bathroom. There is also a further storage cupboard.

Outside we have a block paved driveway allowing parking for two cars and to the rear is a private West facing garden. The garden is mainly laid to lawn with two seating areas so you can enjoy the afternoon and evening sunshine.

This home ticks every box, and any new homeowner would be lucky to acquire such a fabulous home! Viewing is an absolute must.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

To complete our quality service, Emma Franklin Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office to make an appointment.

Conveyancing: Fixed price rates agreed with our panel of experienced and respected Solicitors. Please contact the office for further details.

Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey.

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