



Mayors Drive, Alcester, B49 5RG

£400,000



**\*\* Beautifully Presented Three Bedroom Detached Family Home \*\* Spacious Kitchen/Dining Room with French Doors to the Garden \*\* Principal Bedroom with En-Suite Shower Room \*\* Landscaped Rear Garden & Driveway Parking for Two Cars \*\* EPC Rating B \*\* Popular Alcester Location \*\*** This beautifully presented three-bedroom detached home offers stylish, energy-efficient living with a number of quality upgrades throughout. Featuring a spacious kitchen/dining room with French doors opening onto the rear garden, a generous living room, principal bedroom with en-suite, a beautifully maintained landscaped rear garden and driveway parking for two cars, this superb home is perfectly suited to modern family life while enjoying excellent access to local amenities, highly regarded schools and transport links.



The welcoming entrance hall immediately sets the tone, featuring attractive decorative wall panelling, wood-effect flooring and a bright, airy feel that continues throughout the ground floor. Positioned to the front of the property, the spacious living room provides a comfortable and inviting space to relax, enjoying plenty of natural light from the large front-facing window.

To the rear, the impressive kitchen/dining room forms the heart of the home. Beautifully fitted with a contemporary range of shaker-style units, upgraded worktops and integrated appliances including an oven, gas hob and extractor, there is ample space for family dining and everyday living. French doors open directly onto the patio and landscaped rear garden, creating a seamless connection between inside and out, ideal for entertaining during the warmer months. A practical utility area provides additional storage and laundry space, while a modern guest cloakroom completes the ground floor accommodation.

Upstairs, the principal bedroom is a generous double and benefits from its own contemporary en-suite shower room. Two further well-proportioned bedrooms are served by a stylish family bathroom, complete with a modern white suite, shower over the bath and neutral tiling.

Outside, the beautifully maintained rear garden has been thoughtfully landscaped to provide an excellent balance of patio and lawn, creating a wonderful space for outdoor dining, entertaining or simply relaxing. Fully enclosed and enjoying a good degree of privacy, the garden also features established borders, a timber shed and gated side access. To the front, the property benefits from driveway parking for two cars.

Built with modern living in mind and benefiting from an excellent EPC Rating B, the property combines contemporary style with energy efficiency to help keep running costs low. Further enhancements include upgraded solid oak internal doors, adding a touch of quality throughout the home.

Mayors Drive enjoys an enviable position on a modern development within the historic market town of Alcester. Residents are within easy reach of the bustling High Street,

offering an excellent selection of independent shops, cafés, restaurants and everyday amenities, while highly regarded local schools, including the sought-after Alcester Grammar School (subject to admissions criteria), are close by. The location also provides convenient access to Stratford-upon-Avon, Redditch, the M40 and wider motorway network, making it an excellent choice for commuters.

Offering a fantastic combination of style, practicality and location, this superb detached home is ready to move straight into and is sure to appeal to a wide range of buyers. Early viewing is highly recommended.

#### Hal

**Living Room** 15'5" x 10'8" (4.72m x 3.26m)

**Kitchen Diner** 10'3" x 14'2" (3.14m x 4.32m)

#### W.C

#### Landing

**Bedroom 1** 11'8" x 14'5" (3.58m x 4.40m)

**En-suite** 4'8" x 8'0" (1.43m x 2.46m)

**Bedroom 2** 9'6" x 10'8" (2.92m x 3.26m)

**Bedroom 3** 9'3" x 7'5" (2.83m x 2.28m)

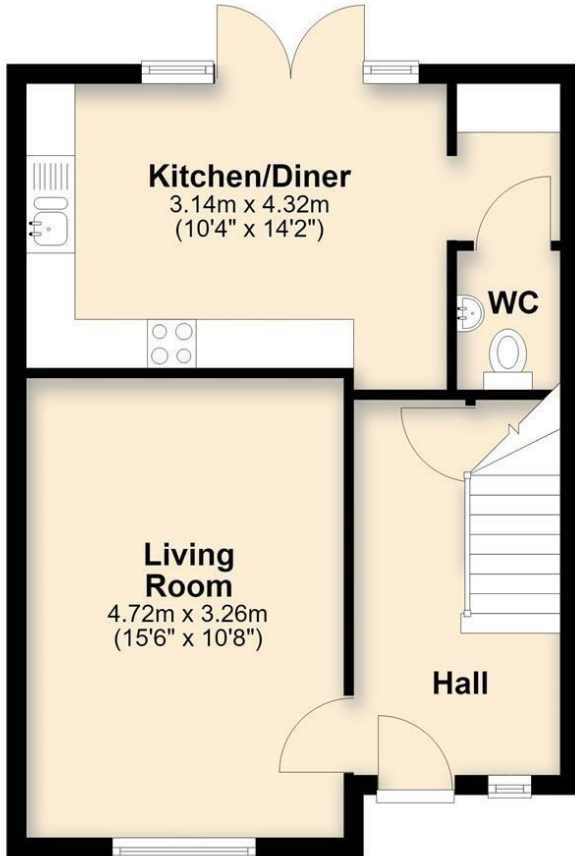
**Bathroom** 7'7" x 5'7" (2.32m x 1.71m)





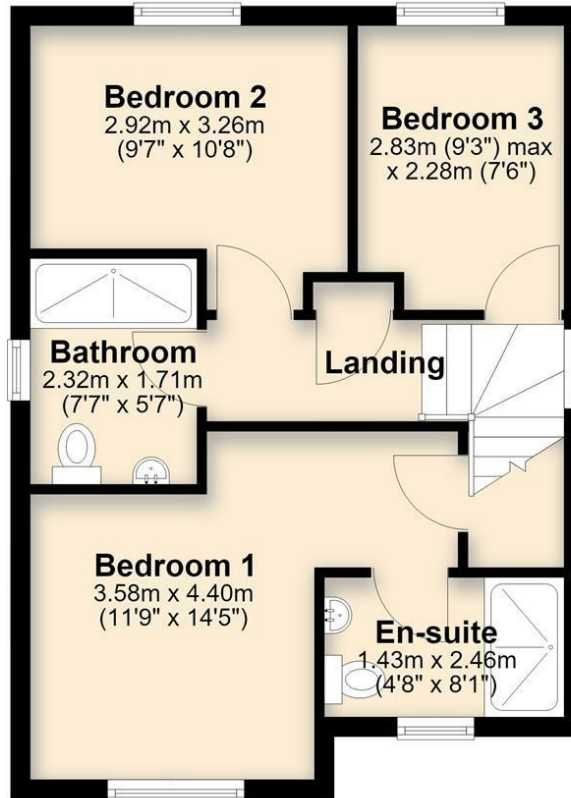
### Ground Floor

Approx. 41.0 sq. metres (441.2 sq. feet)

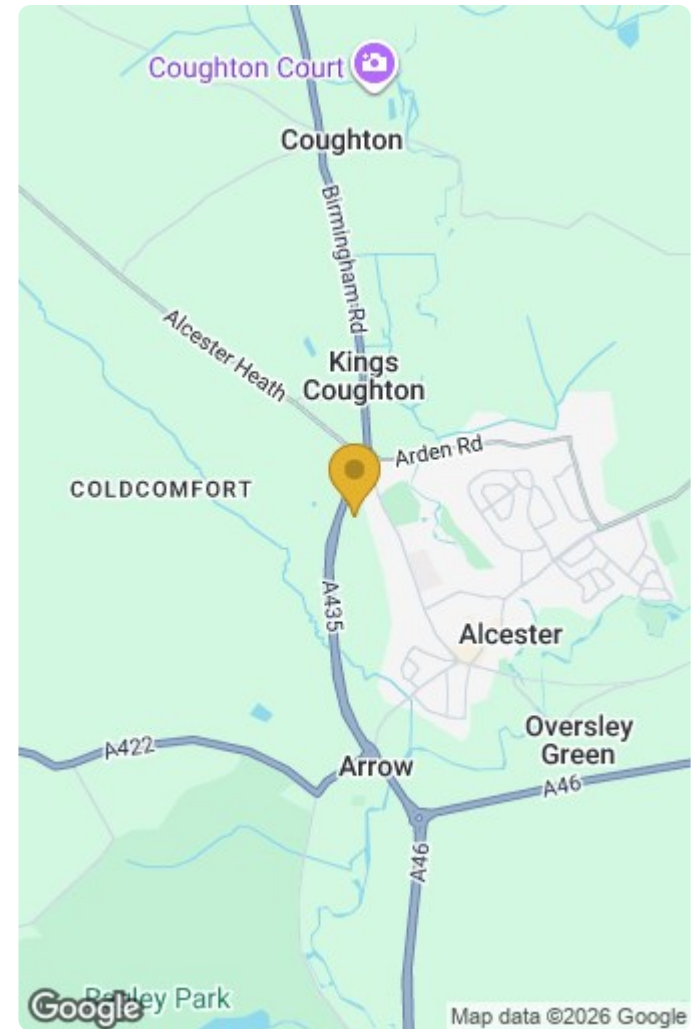


### First Floor

Approx. 41.2 sq. metres (443.0 sq. feet)



Total area: approx. 82.1 sq. metres (884.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>82</b>	
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	