



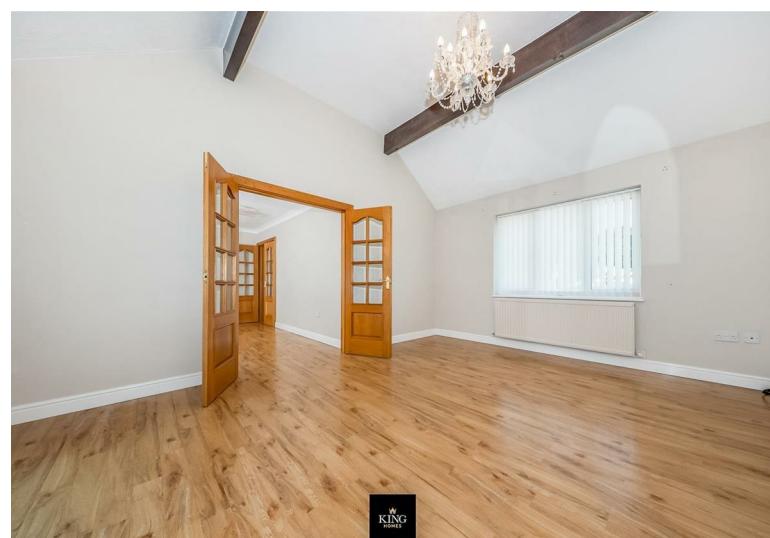
Abbey Close, Alcester, B49 5QW

£550,000



**KING**  
HOMES

**\*VIDEO TOUR AND 360 TOUR AVAILABLE\*** This is a beautiful & spacious 4 bedroom detached family home, situated on a great plot, which must be viewed to be fully appreciated. The downstairs comprises of an entrance hall, large open plan kitchen, dining room, living room with vaulted ceilings helping natural light pour in with a w.c and study completing the downstairs accommodation. To the first floor there is a fantastic & generous master suite boasting a walk in wardrobe, dressing area with en-suite bathroom. There are a further 3 double bedrooms and fitted family shower. Loft access is gained from the landing. Outside the property to the front, there is a block paved drive providing ample parking for several vehicles and access to a double garage with power and lighting. To the rear of the property is a sunny aspect garden with summer house, a patio area, greenhouse and timber outbuilding.



## Entrance Hall

**Study/Office** 8'3" x 7'3" (2.54 x 2.23)

**Dining Area** 13'3" x 10'7" (4.04 x 3.25)

**Lounge** 15'5" x 12'11" (4.70m x 3.94m)

**Kitchen Breakfast Area** 19'5" x 14'6" (5.94 x 4.42)

**Family Room** 14'6" x 10'2" (4.44 x 3.12)

**Master Bedroom** 16'11" x 11'5" (5.18 x 3.50)

## En Suite Bathroom

## Walk in wardrobe

**Bedroom 2** 13'7" x 10'2" (4.16 x 3.12)

**Bedroom 3** 11'5" x 7'10" (3.50 x 2.41)

**Bedroom 4** 10'2" x 8'0" (3.12 x 2.46 )

## Bathroom

**Double Garage** 18'8" x 17'7" (5.71 x 5.36)

## Viewings

Viewings are highly advised to avoid disappointment. All details provided by King Homes are to the best of our knowledge and not to be taken as 100% accurate.







Total area: approx. 196.2 sq. metres (2111.9 sq. feet)  
DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		