



Blenheim Close, Alcester, B50 4HW

£230,000

**KING**  
HOMES

A sensibly priced family home or first time purchase. This three bedroom home offers light and stylish living throughout and offers a modern fitted kitchen, tastefully presented lounge / dining room, cloakroom, three generous bedrooms ( master en-suite ), modern white bathroom and large south facing landscaped garden. To the front of the property is a drive for 3 cars plus garage. Peaceful cul-de-sac of only a small amount of smart homes. The property is close to the nearby excellent village amenities. Viewing essential.



## Entrance Hall

Accessed via a timber door and having doors to kitchen, cloakroom, integral garage and door through to living room.

## Cloakroom

Fitted with white suite incorporating; low level w.c., wash hand basin and tiled splash backs.

## Kitchen

9'8" x 7'3" (2.97m x 2.21m)

this stylish newly fitted kitchen offers a generous range of wall and base units with work top over, there is a wall mounted radiator, space for small breakfast table, double glazed window to front, stainless steel inset oven with four burner gas hob and extractor above. Space and plumbing for washing machine and space for fridge freezer.

## Lounge/dining Room

5.64m x 3.78m

this light and neutrally appointed room having quality wood effect floor, stairs rise up to the first floor landing, wall mounted radiator, double glazed windows enjoy views over the rear garden and double glazed door leads out to the garden.

## First Floor Landing

this gallery style landing having access to loft space, door to airing cupboard and further doors lead to:

## Bedroom One

10'9" x 10'9" (3.30m x 3.30m)

This light and airy room having double glazed window to front, wall mounted radiator, television point and arch through to:

## En-Suite

Fitted with wash hand basin, shower plus cubicle and drainer tray.

## Bedroom Two

9'8" x 9'1" (2.95m x 2.79m)

Having double glazed window enjoying views over the south facing rear gardens and a wall mounted radiator.

## Bedroom Three

2.74m x 2.21m

having double glazed window to rear and wall mounted radiator.

## Bathroom

White suite incorporates; wash hand basin, low level w.c. And panelled bath.

## Outside

To the front there is parking for around 3 cars which in turn leads to the:

## Integral Garage

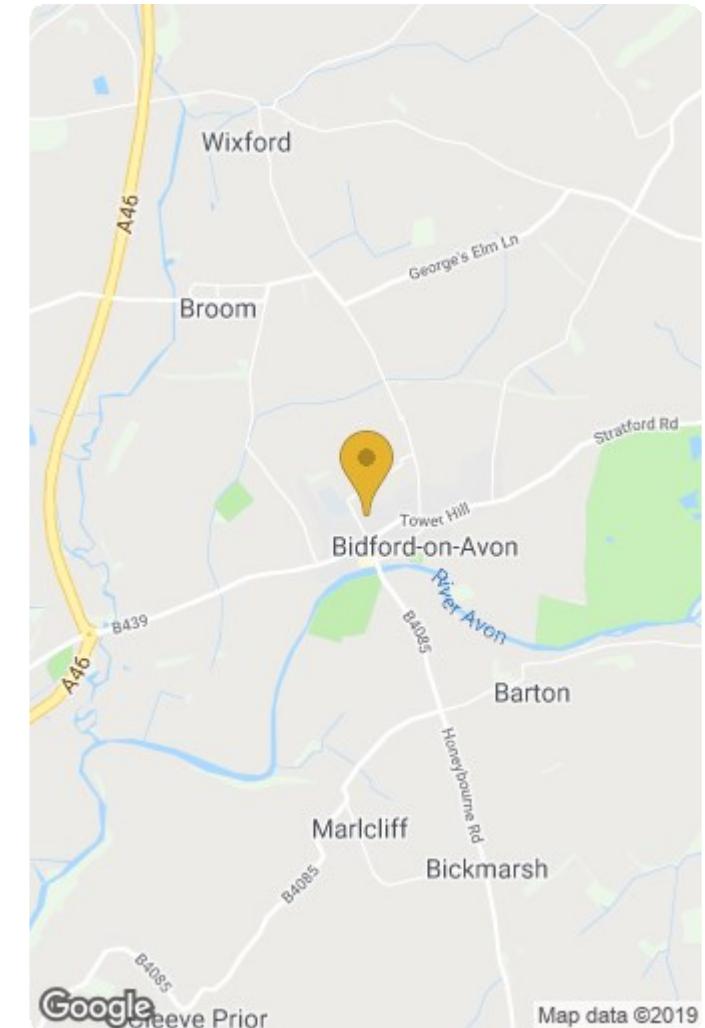
this having power, light, up and over door and spaces for all usual kitchen appliances. There is also a newly fitted central heating boiler.

## Rear Gardens

These delightful south facing rear garden enjoy a totally private, non overlooked rear outlook. They are landscaped with a pleasant patio seating area with top decked area, the gardens are partially walled.







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		
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