



Ash Place, Alcester, B50 4GB

Offers over £200,000

KING
HOMES

KING HOMES SOLD SUBJECT TO CONTRACT A Two Bedroom end terrace modern home with parking for three vehicles located in a quiet cul-de-sac on this very popular Taylor Wimpey estate which has been very recently constructed and features a stunning open plan downstairs lounge dining room and kitchen space with granite worktops. In brief accommodation comprises of an Entrance, Guest W.C, Open Plan Kitchen Living Area with French doors which flood the room with natural light and provides a real 'wow factor'. With storage facility, first floor landing, two double bedrooms and a family bathroom. With a fully enclosed low maintenance rear garden which has been fully landscaped to include a pond, shed and artificial lawn. ****Viewing is highly recommended!****



Approach

A nicely landscaped frontage with hedges plated to beds, shrubs plants and a paved walkway leading to the front entrance canopy and entrance doorway of this lovely 2 bedroom end terrace, recently built home.

Entrance Hallway

A UPVC double glazed entrance doorway leads through to the entrance with UPVC double glazed window to front aspect and Amtico flooring which flows through the whole of the downstairs accommodation. With ceiling light, heating thermostat controls, smoke alarm, a doorway to the left opening to the downstairs w.c and a doorway to fitted storage/utility area. Carpeted stairs rise to the first floor.

Kitchen Area

9'2" x 6'9" (2.80m x 2.08m)

This stylish, modern and sophisticated open plan kitchen area is the heart of this home and has a range of matching white high gloss wall and base units with granite sparkle effect worktop over, incorporating a one and a half bowl sink with drainer and chrome mixer tap. With fitted Zanussi oven, AG four ring induction hob with splash-back and stainless extractor fan hood over. With integral appliances to include Zanussi dishwasher and AG upright fridge freezer and having feature modern ceiling spotlights and an open space leading to the sitting area.

Lounge Dining Area

13'0" x 12'1" (3.98m x 3.70m)

With Amtico flooring flowing throughout and UPVC double glazed patio doors with side windows to bring in streams of light and give rear access to your patio and garden area. With double width wall mounted radiator, sockets, TV point, ceiling spotlights, and a good space under the stairs

Ground Floor W.C

With matching Amtico flooring, an obscure double-glazed window to front aspect, W.C, wash hand basin with splash back, wall hung radiator, ceiling light and extractor fan.

Storage Cupboard

A good sized handy storage cupboard with double doors opening and with Logic combination boiler system. Currently housing two under counter appliances a washer and dryer with worktop over and shelving. With ceiling light and extractor fan.

First-Floor Landing

Carpeted stairway with hand rail lead to the first-floor landing, with a wall hung radiator, loft hatch, plug sockets and ceiling light.

Bedroom One

13'0" x 10'2" (3.98m x 3.11m)

A good size carpeted double bedroom a double glazed window to rear aspect, ceiling light and wall mounted radiator.

Bedroom Two

13'0" x 8'3" (3.98m x 2.52m)

A carpeted double bedroom with a UPVC double-glazed window to front aspect, with ceiling light and wall hung radiator.

Family Bathroom

Tiled walls and vinyl flooring ,with a bath tub with shower over and with pivot style shower screen, WC, wash hand basin, chrome effect heated towel rail, extractor fan and ceiling spotlights.

Outside Gardens

Front

To the front of the property a nicely landscaped and mature small rectangular area with a range of shrubs, plants and hedging with paved walkway

Rear

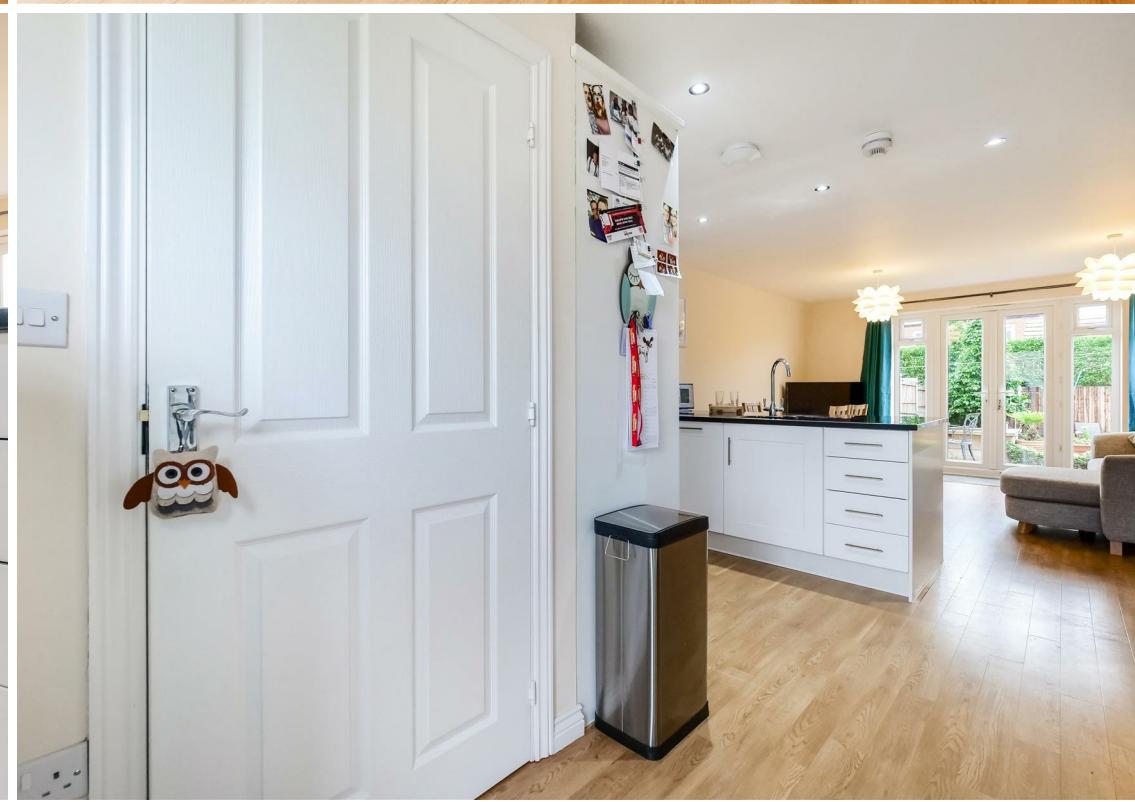
Accessed via a wooden side gate, to the rear, there is fully enclosed by fence garden which has been tastefully upgraded by the current vendors and landscaped nicely to include a range of gravelled areas, lovely paved patio areas and a low maintenance artificial lawn area with mature trees, and small hedge areas. A feature pond has been installed with solid wooden beams surrounding. A wooden shed will also stay with the home.

Parking for 3 Vehicles

To the side of the property there is ample parking on a tarmacadam driveway for 3 vehicles with an additional storage shed to the rear.

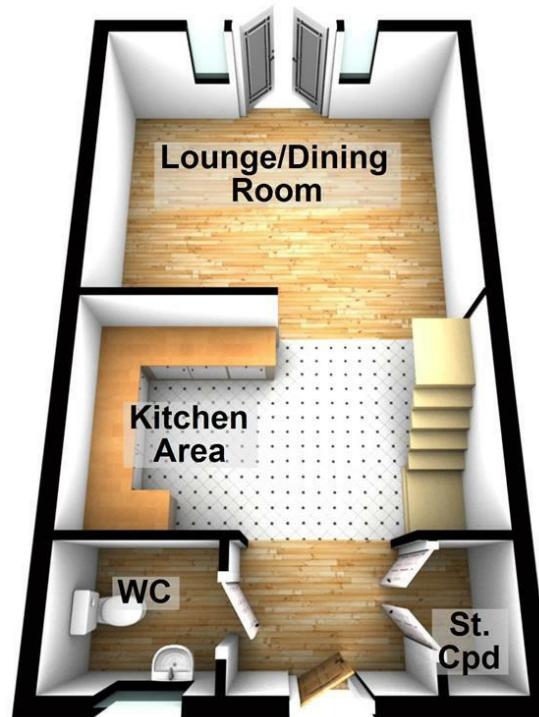
We would urge a swift viewing to avoid disappoint

Floor Plan Coming Very Soon

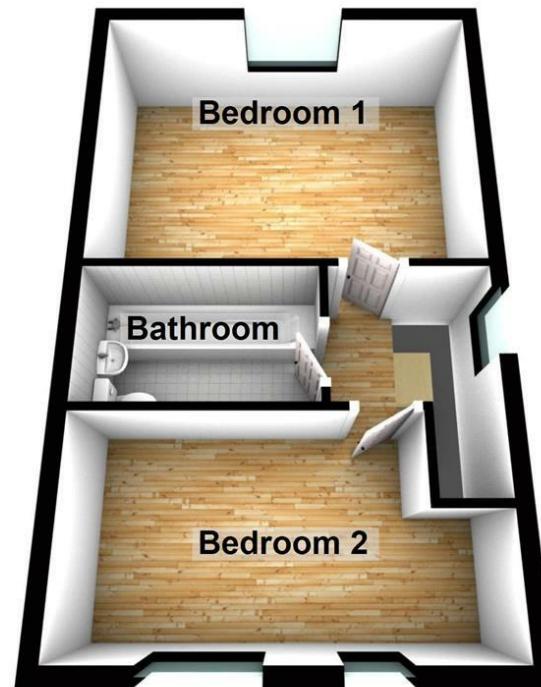




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	
(81-91) B	82	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	99	
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	