



52 Mayors Drive  
Alcester  
B49 5RG

**Fixed Asking Price £445,000**



A well-presented and modern four-bedroom detached family home located in a desirable area of Alcester. The property offers spacious accommodation, including a bright lounge with French doors, a generous kitchen/diner with integrated appliances, four double bedrooms and a modern shower room. The home also benefits from a number of upgrades and extras purchased by the current owner when the property was bought new. Additional features include a garage, driveway parking for multiple vehicles and front garden.

The ground floor comprises an entrance hall with WC and cloakroom, a spacious lounge with media wall and electric fireplace, and a fully fitted kitchen/diner. The first floor provides two double bedrooms, including a principal bedroom with ensuite, while the second floor offers two further doubles.

To the rear is a well-kept garden laid mainly to lawn with fenced boundaries.

The property is conveniently situated approximately 0.9 miles from Alcester town centre and within easy reach of Stratford-upon-Avon, local amenities, schooling and motorway links to the M5 and M42.

This property was built by Bloor Homes and benefits from the remaining NHBC warranty.



### Reception Hall

15'6" x 6'10" (4.74m x 2.09m)

Welcoming entrance hall providing access to all ground floor rooms.

### Kitchen/Dining Room

15'6" x 12'8" (4.74m x 3.87m)

Spacious open-plan area, modern kitchen fitted with ample work surfaces and storage. Perfect for family dining and entertaining.

### Living Room

15'6" x 11'5" (4.74m x 3.49m)

Light-filled with double doors opening to the garden. Ideal for relaxing or entertaining guests.

### Utility Room

Conveniently located, offering space for laundry and additional storage.

### WC

5'1" x 2'7" (1.55m x 0.81m)

Practical ground floor cloakroom

### First Floor

#### Landing

8'11" x 6'10" (2.72m x 2.09m)

Central landing providing access to bedrooms and stairs to second floor

#### Bedroom One

15'6" x 8'11" (4.74m x 2.74m)

Front-facing double bedroom with door leading to;

#### En-Suite Bathroom

6'4" x 7'6" (1.94m x 2.30m)

With bath and shower over, WC, and basin.

#### Bedroom Two

15'6" x 10'0" (max) (4.74m x 3.06m (max))

### Second Floor

#### Landing

9'7" x 6'10" (2.93m x 2.09m)

Small landing providing access to both bedrooms and shower room

#### Bedroom Three

14'5" x 10'1" (4.41m x 3.09m)

Front-facing bedroom

#### Bedroom Four

14'6" x 9'0" (4.42m x 2.75m)

Rear-facing bedroom

### Shower Room

7'11" x 4'0" (2.42m x 1.23m)

Family bathroom with shower, WC, and basin.

### Additional Information

Services:

Mains gas, electricity, water and drainage are connected to the property.

Broadband and Mobile:

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 900 Mbps. For more information visit:

<https://checker.ofcom.org.uk/>

Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with outdoor availability being rated 'Good' and the indoor availability being rated 'Variable'. For more information, please visit:

<https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-upon-Avon District Council - Band D

Tenure: The property is freehold with vacant possession given on completion of sale.

Flood Risk:

Rivers and the sea

Yearly chance of flooding - VERY LOW

Yearly chance of flooding between 2036 and 2069- VERY LOW

Surface water

Yearly chance of flooding - VERY LOW

Yearly chance of flooding between 2040 and 2060 - VERY LOW

For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>

Fixtures and Fittings:

All the items mentioned in the particulars are included in the sale, others if any are specifically excluded.

Viewing

Strictly by prior appointment through John Earle on 01789 330 915.

John Earle is a Trading Style of John Earle & Son LLP

Registered Office: Carleton House, 266-268 Stratford Road, Shirley, B90 3AD

Reg. No. OC326726.

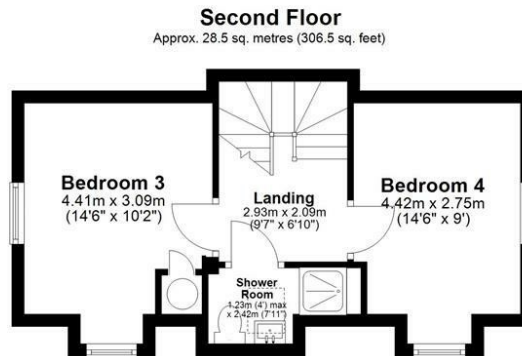
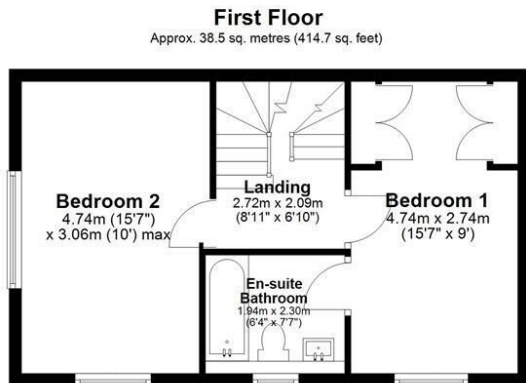
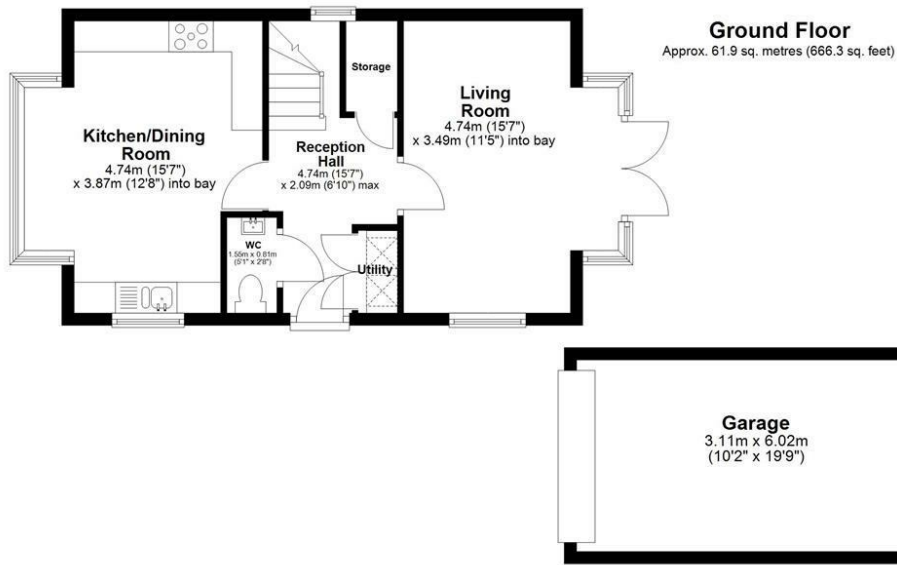












Total area: approx. 128.9 sq. metres (1387.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</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		
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		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(39-60) <b>C</b>		
(15-55) <b>D</b>		
(8-34) <b>E</b>		
(1-20) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

