



14 PLOVER CLOSE, ALCESTER, B49 6AF
ASKING PRICE £270,000



A WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOME IN THE POPULAR LOCATION OF ALCESTER.

This impressive semi-detached home has been well maintained and is well presented by the current owners. The property offers; living room, leads partly open plan into dining area, beautiful fitted kitchen, generous conservatory at the rear, three bedrooms and stunning bathroom to the first floor. There are gardens to the front, side and rear, as well as a tandem driveway at the side. Viewing is strongly advised!!!

EPC - D.

Council Tax Band -B.

Tenure - Freehold (subject to solicitor confirmation)

Please read the following. The information supplied is for guidance purposes only, and is supplied primarily based upon information provided to the agent by the sellers. The agent makes clear that this information cannot be relied upon as a statement of facts, and that any interested parties must make their own enquiries and satisfy themselves before any financial commitment, or legal commitment to purchase.

Measurements supplied are all approximates and supplied for illustrative purposes only. Photographs and imagery, and items included therein does not mean such items are included within the sale, nor have they been tested by the agent, meaning their working order cannot be verified.

Information supplied visually or verbally via the agent does not form any part of a legally binding contract. The agent is not liable for any losses arising from the use of these details.



Approach

At the side of the property is a tandem driveway, side access to the rear garden and main access at the front via enclosed entrance porch into;



Living Room

13'8" max x 14'1" max (4.17m max x 4.31m max)

This room incorporates the stairs to the first floor with recess and small cupboard beneath, lead open plan into;



Dining Area

10'7" max x 7'2" max (3.24m max x 2.19m max)

Leads out to the conservatory and open plan into;



Kitchen

10'7" max x 6'2" max (3.24m max x 1.90m max)

With integrated oven, hob and extractor, under plinth lighting.



Conservatory

13'2" max x 8'11" max (4.03m max x 2.74m max)



Landing

Leads off to;

Bedroom One

11'6" max (to ward fronts) x 8'7" max (3.51m max (to ward fronts) x 2.63m max)

With built-in wardrobes.



Bedroom Two

9'6" max x 5'10" (not into recess) (2.91m max x 1.80m (not into recess))



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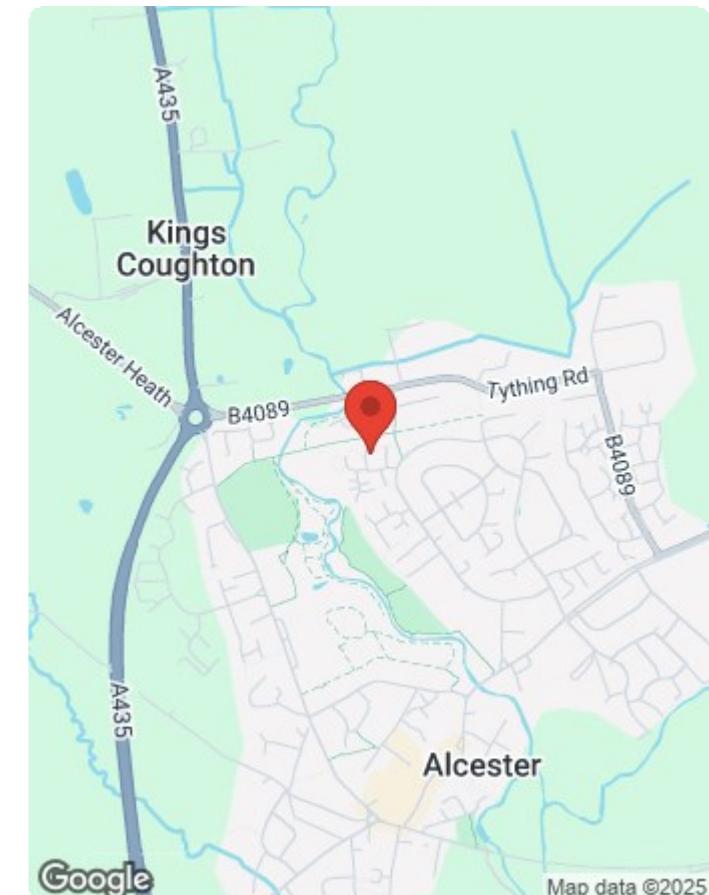
GROUND FLOOR 43.63 sq. m.
(469.65 sq. ft.)



1ST FLOOR 31.90 sq. m.
(343.41 sq. ft.)



TOTAL FLOOR AREA: 75.54 sq. m. (813.06 sq. ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		66
(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		
(81-91) B		
(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		



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