



Cumberbatch Close, Alcester B49 5RJ

Offers In Region Of £425,000

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A beautifully positioned modern detached home in Alcester, with 8 years remaining on the NHBC warranty, featuring four spacious double bedrooms. Enjoying a private outlook, this property offers stylish and well-proportioned living spaces across three floors, a low-maintenance rear garden, a detached garage, and off-road parking for up to 4 cars.

The accommodation welcomes you with an entrance hallway with stairs leading to the first floor having storage under, a guest WC, and a utility room. The well-appointed kitchen/diner provides ample space for a dining table and chairs and is fitted with a range of contemporary wall and base units, along with integrated appliances. The dual-aspect lounge benefits from plenty of natural light and has French doors that open out to the garden. On the first floor, you'll find the master bedroom with an en-suite bathroom, as well as a second generous double bedroom. The second floor comprises two additional double bedrooms and a modern shower room.

The property features a low-maintenance rear garden, mainly laid to lawn, with a paved patio and a gravel seating area, all enclosed by fenced boundaries with a rear access gate. Additionally, there is a detached garage situated at the rear of the property, with parking available in front for up to 4 cars.

Annual site maintenance fee £154 (approx.)

Ground Floor

Kitchen 3.09m x 4.75m (10'1" x 15'7")

Dining Room 2.72m x 4.75m (8'11" x 15'7")

WC 1.13m x 1.82m (3'8" x 5'11")

First Floor

Bedroom 2/ Lounge 3.09m x 4.75m (10'1" x 15'7")

Master Bedroom 2.72m x 3.15m (8'11" x 10'4")

En Suite 2.75m x 1.78m (9'0" x 5'10")

Second Floor

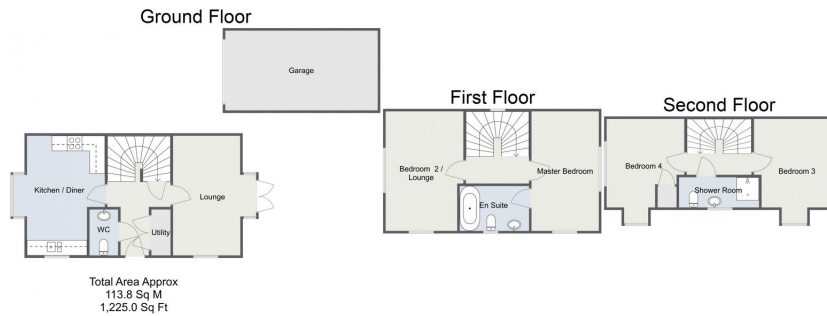
Bedroom 3 3.13m x 3.51m (10'3" x 11'6")

Bedroom 4 2.76m x 3.51m (9'0" x 11'6")

Shower Room 3.17m x 1.2m (10'4" x 3'11")



Cumberbatch Close, Alcester



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

- EPC - B
- Off Road Parking
- Detached Garage
- Low Maintenance Garden
- En-Suite Bathroom, Shower Room and Guest WC
- Lounge with French Doors
- Kitchen/ Diner and Separate Utility
- Four Double Bedrooms
- Three Storey
- Beautifully Positioned Detached Home



Energy performance certificate (EPC)

11 Cumberbatch Close Alcester B49 9LJ	Energy rating B	Valid until: 3 May 2032
Certificate number: 0032-6235-9009-9644-2292		

Property type: Detached house
Total floor area: 113 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

The graph shows this property's current and potential energy rating.

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

For more information on this house or to arrange a viewing please call the office on:
01527 540 654

Alternatively, you can scan the QR to view all of the details of this property online.

