

Sanders & Sanders

ESTATE AGENTS

KINGS COUGHTON LANE KINGS COUGHTON ALCESTER WARWICKSHIRE



An opportunity to acquire a four bedroom detached family property occupying a sizeable, mature plot and offering huge potential to adapt/extend/develop. In need of some updating and benefitting from gas fired central heating, double glazing and having accommodation comprising: Reception hall, spacious lounge with solid fuel burning stove and patio doors, bay fronted dining room, spacious breakfast/kitchen, additional utility kitchen, downstairs cloakroom, master bedroom with walk-in-wardrobe & en-suite shower room, three further bedrooms and family bathroom. Driveway parking and generous sunny aspect rear garden.

£475,000

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KINGS COUGHTON LANE, KINGS COUGHTON, ALCESTER, WARWICKSHIRE, B49 45QE

RECEPTION HALL



BAY FRONTED DINING ROOM

Approximately 16' 2" (4.93m) x 7' 6" (2.3m)
excluding window bay



SPACIOUS LOUNGE WITH SOLID FUEL BURNING STOVE AND PATIO DOORS

Approximately 19' 11" (6.08m) x 14' 3" (4.34m)
excluding recess



SPACIOUS BREAKFAST/KITCHEN

Approximately 20' 5" (6.24m) narrowing down to
11' 5" (3.49m) x 13' 11" (4.23m) narrowing down to
8' 5" (2.59m)





DOWNSTAIRS CLOAKROOM



MASTER BEDROOM WITH WALK-IN- WARDROBE & EN-SUITE SHOWER ROOM



MASTER BEDROOM

Approximately 14' 2" (4.31m) into walk-in- - wardrobe x 10' 11" (3.33m)

UTILITY KITCHEN

Approximately 11' 6" (3.51m) x 7' 5" (2.27m)



EN-SUITE SHOWER ROOM



BEDROOM TWO WITH FITTED WARDROBE & BRIDGING CABINETS
Approximately 11' 0" (3.36m) x 8' 8" (2.64m)



BEDROOM THREE WITH BRIDGING CABINETS
Approximately 8' 8" (2.64m) x 8' 6" (2.6m)



BEDROOM FOUR
Approximately 8' 9" (2.67m) x 5' 6" (1.67m) excluding recess



FAMILY BATHROOM





OUTSIDE

GENEROUS SUNNY ASPECT REAR GARDEN



These floor plans are for identification purposes only in relation to where one room is situated to another. The brochure details and floor plans are not to be relied upon in any way for dimensions, scaling or sq. ft/metres. We will not be held responsible for any loss incurred, due to reliance on these measurements.

First Floor
Approx. 52.8 sq. metres (569.1 sq. feet)



FIXTURES & FITTINGS

Please note that the fixtures & fittings shown on the photographs, contained within these property details, do not form part of a fixtures & fittings list. Some items may/may not be included. You are advised to clarify what items are included before entering into any negotiations.

TENURE

The vendor has informed us that the property is Freehold: however, you are advised to have this information verified by your legal representative at the earliest opportunity.

NEED A MORTGAGE?

We can introduce you to a friendly, highly qualified Mortgage Consultant, Martin Bedwin of Stratford Financial Services Ltd for a free no obligation discussion in confidence. Call us today to arrange an initial fee free consultation in branch or at home.

HAVE A PROPERTY TO SELL?

Sanders & Sanders would be delighted to offer a free market appraisal of your property without obligation.

Ground Floor
Approx. 95.1 sq. metres (1024.0 sq. feet)



