

Sanders & Sanders

ESTATE AGENTS

ROMAN WAY ALCESTER WARWICKSHIRE



A generously sized and well appointed, four bedroom detached family home, conveniently situated within a highly desirable location and for ease of access to the town centre high street. The gas fired centrally heated living accommodation includes; large enclosed entrance porch, reception hall, downstairs WC, spacious lounge with multi solid fuel stove, dining room/study, spacious breakfast/kitchen, first floor galleried style landing, master bedroom with en-suite shower room, three further bedrooms and family bathroom. Ample off road parking with detached single garage and a most charming and well established, enclosed garden to rear.

£540,000

Burton House, High Street, Alcester, Warwickshire, B49 5AB.
Tel: 01789 766771 E-mail: alcester@sanders-sanders.co.uk

Web: www.sanders-sanders.co.uk

Roman Way, Alcester, Warwickshire, B49 5HB

RECEPTION HALL



DINING ROOM/STUDY

Approximately 10' 5" (3.17m) x 9' 1" (2.77m)

DOWNSTAIRS WC



SPACIOUS LOUNGE

Approximately 17' 7" (5.35m) x 12' 10" (3.92m)



SPACIOUS BREAKFAST/KITCHEN

Approximately 18' 4" (5.6m) x 15' 1" (4.06m)





BREAKFAST/KITCHEN CONTINUED



EN-SUITE SHOWER ROOM



FIRST FLOOR GALLERIED STYLE LANDING



MASTER BEDROOM WITH EN-SUITE

MASTER BEDROOM
Approximately 12' 7" (3.84m) x 9' 10" (3.0m)
excluding recess

DOUBLE BEDROOM TWO

Approximately 13' 4" (4.06m) x 10' 1" (3.08m)



DOUBLE BEDROOM THREE

Approximately 10' 9" (3.28m) x 10' 1" (3.08m)



BEDROOM FOUR

Approximately 8' 9" (2.68m) x 8' 4" (2.55m)



FAMILY BATHROOM



OUTSIDE

FRONT



**MOST CHARMING & WELL ESTABLISHED
ENCLOSED 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.



Total area: approx. 122.8 sq. metres (1338.7 sq. feet)

DISCLAIMER: Floor plans shown are for general guidance only. While every attempt has been made to ensure that the floor plan measurements are as accurate as possible, they are for BATHING PURPOSES ONLY.

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.

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HAVE A PROPERTY TO SELL?

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