

Sanders & Sanders

ESTATE AGENTS

CEDAR CLOSE SALFORD PRIORS WORCESTERSHIRE



An opportunity to acquire a modern, Cala Homes, semi-detached, double fronted property occupying a sizeable plot, at the head of a shared private road and boasting most splendid countryside views to the side elevation. The contemporary style living accommodation comprises; Reception hallway with cloaks cupboard, lounge, kitchen/diner with built in appliances and patio double doors, downstairs cloakroom with understairs cupboard, double bedroom with built in double wardrobe and en-suite shower room, a further double bedroom and family bathroom. Ample driveway parking, large, detached garage/workshop and extensive sunny aspect garden.

£335,000

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

Web: www.sanders-sanders.co.uk

Cedar Close, Salford Priors, Worcestershire, WR11 8AL

RECEPTION HALLWAY



DOWNSTAIRS CLOAKROOM

LOUNGE

Approximately 17' 5" (5.3m) x 8' 11" (2.72m) excluding bay



DOUBLE BEDROOM ONE WITH EN-SUITE SHOWER ROOM

DOUBLE BEDROOM ONE

Approximately 17' 5" (5.3m) x 9' 1" (2.78m) into wardrobe & excluding door entrance recess

STYLISH KITCHEN/DINER
Approximately 17' 5" (5.3m) x 9' 2" (2.79m)



DOUBLE BEDROOM ONE CONTINUED



Splendid views



CONTEMPORARY STYLE EN-SUITE SHOWER ROOM



DOUBLE BEDROOM TWO

Approximately 10' 9" (3.29m) x 9' 11" (3.03m) maximum



CONTEMPORARY STYLE FAMILY BATHROOM



OUTSIDE





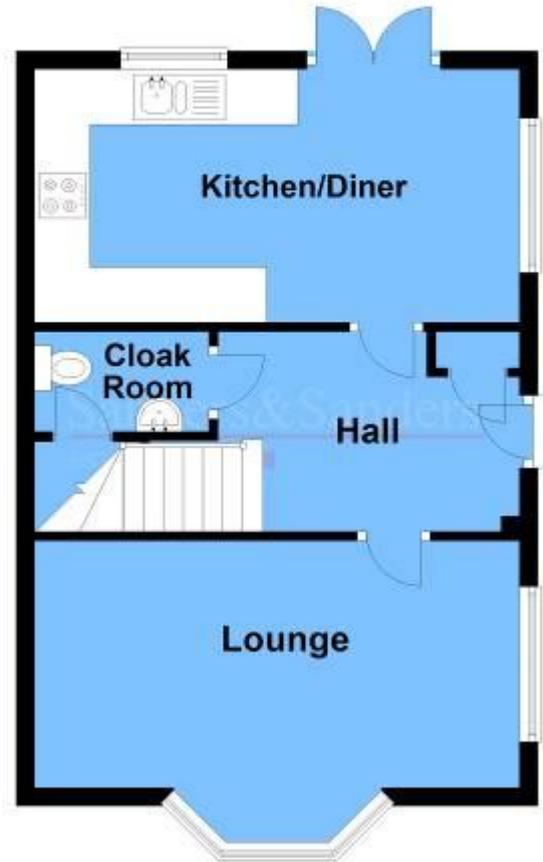
EXTENSIVE SUNNY ASPECT GARDEN



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.

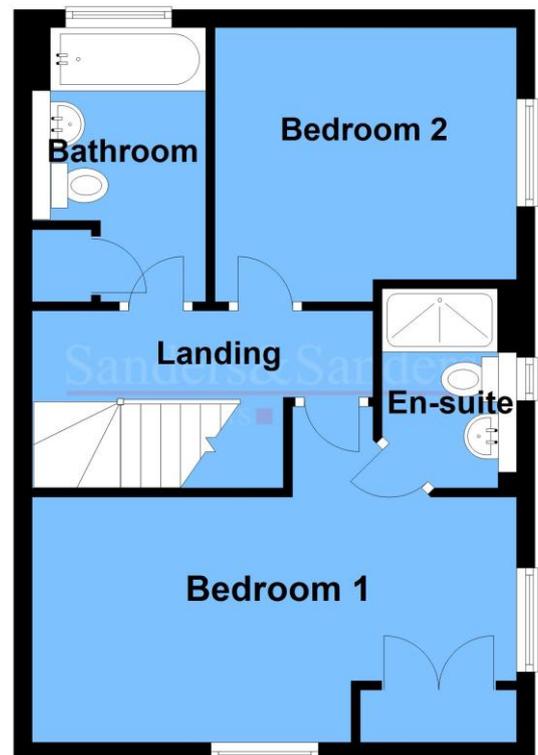
Ground Floor

Approx. 42.3 sq. metres (454.9 sq. feet)



First Floor

Approx. 41.9 sq. metres (451.3 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.

SERVICE CHARGE

There is a nominal annual service charge payable for the upkeep of the communal areas and the amount payable for this year was £90.58 (this may be subject to change).

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.

