

# Sanders & Sanders

ESTATE AGENTS

## ALCOCKS ROAD ALCESTER WARWICKSHIRE



A much improved, semi-detached family home, being offered with no upward chain and benefiting from a sunny aspect rear garden. Located within a sought-after residential area and comprising; Lounge, dining room, re-fitted kitchen, three bedrooms and re-fitted bathroom. Tandem driveway parking for several cars, generous fore-garden, mature garden to rear and offering potential to extend.

**£310,000**

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

Web: [www.sanders-sanders.co.uk](http://www.sanders-sanders.co.uk)

# Alcocks Road, Alcester, Warwickshire, B49 6RE

**Hallway**



**Dining Room**

10' 6" (3.2m) x 8' 2" (2.49m)



**Lounge**

13' 5" (4.09m) x 12' 6" (3.81m)



**Kitchen**

10' 6" (3.2m) x 7' 3" (2.21m)





**Bedroom One**  
13' 1" (3.99m) x 8' 7" (2.62m)



**Bedroom Two**  
9' 4" (2.84m) x 9' 2" (2.79m)



**First Floor Landing**



**Bedroom Three**  
9' 10" (3m) x 6' 7" (2.01m)

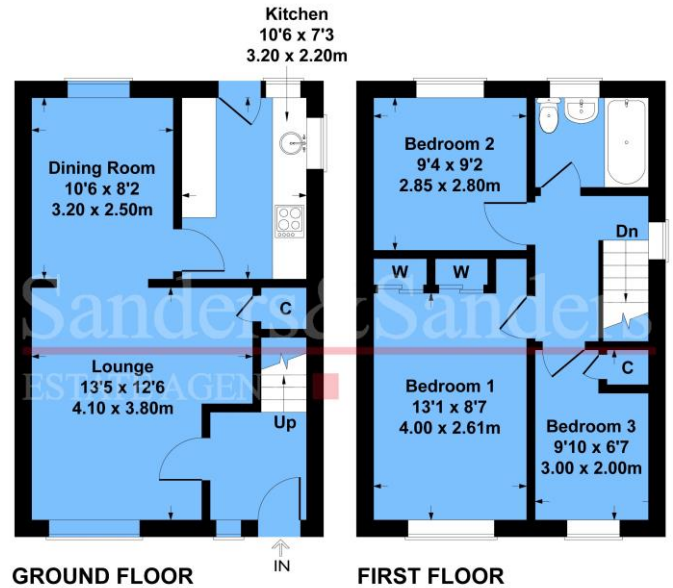


## Bathroom



## Floor Plans & Property Details Disclaimer

These floor plans are for identification purposes only in relation to where one room is situated to another. They 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 from the floor plans or measurements from the property details. You are advised to confirm all measurements.



Approximate Gross Internal Area = 72 sq m / 775 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.

## Rear Garden



## 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.