

# Sanders & Sanders

ESTATE AGENTS

## KINNERSLEY ROAD ALCESTER WARWICKSHIRE



A fine example of a modern, detached family home built by Messrs Redrow and located within strolling distance of lovely countryside walks.

Being situated on a shared private drive within a small, select, development and having extremely well-presented accommodation comprising; Reception hallway, open-plan dining kitchen with patio doors, lounge, utility room, downstairs WC, four bedrooms, en-suite shower room and bathroom. Fore-garden, integral garage and delightfully landscaped rear garden designed with privacy, nature and calming in mind.

### £525,000

Burton House, High Street, Alcester, Warwickshire, B49 5AB.  
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# Kinnersley Road, Alcester, Warwickshire, B49 6FJ

## Lounge

16' 3" (4.95m) into bay x 10' 8" (3.25m)



## Utility Room

7' 0" (2.13m) x 5' 9" (1.75m)



## Kitchen/Diner

20' 10" (6.35m) max x 13' 2" (4.01m) max



## First Floor Landing





**Bedroom One**

14' 7" (4.44m) into bay x 10' 8" (3.25m) max



**Bedroom Three**

12' 0" (3.66m) max x 8' 8" (2.64m) max



**En-Suite Shower Room**



**Bedroom Four**

11' 3" (3.43m) min x 7' 2" (2.18m)



**Bedroom Two**

14' 7" (4.44m) max x 8' 9" (2.67m) max



**Bathroom**





## Rear Garden



## Garage

16' 11" (5.16m) x 9' 0" (2.74m)

## Open Space Service Charge

We are informed by the vendor that there is an annual service charge for the upkeep of the open-space areas and the amount payable is approximately £250.00. You are advised to clarify this information before entering into negotiations.

## 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.



GROUND FLOOR

FIRST FLOOR

Approximate Gross Internal Area = 129 sq m / 1389 sq ft

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

## 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.