# Sanders&Sanders

## WIXFORD ALCESTER WARWICKSHIRE



A lovingly modernised and deceptively spacious, semi-detached family home being situated within a highly desirable, Warwickshire Hamlet and located a stone's through away from a riverside country inn, restaurant and pub. Offering a superb loft conversion and boasting stunning elevated countryside views with accommodation over three floors comprising; Hallway, kitchen/diner with patio doors, lounge, covered side walkway, four bedrooms, bathroom and en-suite shower room. Ample driveway parking and splendid garden to rear.

# £425,000

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

Web: www.sanders-sanders.co.uk

## Wixford, Alcester, Warwickshire, B49 6DA

Kitchen/Diner 21' 1'' (6.43m) x 11' 11'' (3.63m)







Covered Side Walkway 18' 3'' (5.56m) x 4' 6'' (1.37m)



Lounge 19' 5'' (5.92m) x 11' 2'' (3.4m)







**First Floor** 

Bedroom Two 11' 0'' (3.35m) x 10' 9'' (3.28m)



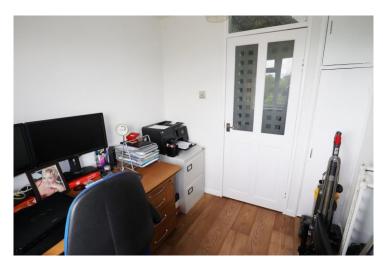


Bedroom Three 13' 2'' (4.01m) x 8' 11'' (2.72m)

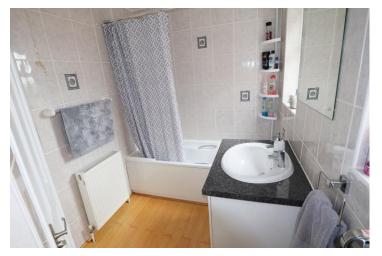




Bedroom Four 8' 5'' (2.57m) x 7' 9'' (2.36m)



#### **Bathroom**



**Second Floor** 

Bedroom One 19' 9'' (6.02m) x 11' 6'' (3.51m)



**En-Suite Shower Room** 



### **Views From Bedroom One**



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 = 129.3 sq m / 1392 sq ft (Including Eaves Storage)

The Estates Agents Act 1979 and Property Misdescriptions Act 1991, Sanders & Sanders Estate Agents (who prepared these details) for themselves and for the vendor of the property whose agents they are give notice that: The Particulars, information and details contained here in do not form part of an offer or contract. All descriptions, dimensions, floor plans and references to condition and necessary permission for use and occupation and other particulars are given in good faith and believed to be correct but any intending purchasers should not rely upon them as statements of fact but must satisfy themselves by inspection as to the correctness of them. No person in employment of Sanders Estate Agents has authority to make any representation or warranty whatever in relation to this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting any property which has been sold or withdrawn. We cannot certify the adequacy or working order of either the heating system gas or electrical appliances. Any interested party should consult their own solicitor for independent evaluation.