

## BIRCH ABBEY ALCESTER WARWICKSHIRE



A fine example of a rather unique, elegant, and period property, being situated a short stroll away from the town centre high street. Boasting ample driveway frontage with beautiful blossom tree and having extended accommodation to include: Reception hallway, lounge with feature fireplace and bay window, separate dining room with patio doors, extended kitchen, utility room, generous landing, three bedrooms and bathroom. Side garage and private garden to rear with trees proving screening.

**Offers over £425,000**

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)



# Birch Abbey, Alcester, Warwickshire, B49 5BU

**Entrance Hallway**



**Dining Room**

**12'10" x 11'11" (3.90 x 3.64)**



**Lounge**

**12'10" x 12'0" (3.90 x 3.65)**





**Extended Kitchen**  
11'8" x 8'8" (3.55 x 2.63)



**First Floor Landing**



**Bedroom One**  
12'8" x 12'0" (3.87 x 3.66)



**Utility Room**  
2.37 x 1.81



**Bedroom Two**  
12'8" x 11'11" (3.87 x 3.64)





**Bedroom Three**  
**6'9" x 5'10" (2.06 x 1.77)**



**Bathroom**  
**2.47 x 1.76**



**Rear Garden**



**Garage**  
**18'6" x 8'10" (5.63 x 2.70)**



**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.



**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.