

Sanders & Sanders

ESTATE AGENTS

PRIORY ROAD ALCESTER WARWICKSHIRE



A delightful, tastefully refurbished and extended, period, town centre cottage, being offered with no upward chain and boasting a pretty, landscaped rear garden. Benefitting from newly laid floor coverings and having neutrally decorated, gas fired centrally heated living accommodation briefly comprising: Reception lounge with feature brick exposed open flue fireplace, stylish extended kitchen with integrated appliances, stylish downstairs bathroom, galleried style first floor landing off to two double bedrooms and enclosed attic stairs.

£240,000



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INTRODUCTION

Alcester is a picturesque and historic market town, which benefits from a variety of local shops, sporting, social and cultural facilities and is ideally located for commuting to the larger towns of Stratford-upon-Avon, Redditch, Evesham and the NEC and Birmingham airport together with easy access to the M40, M42 and M5/M6 motorway network.

Access to the property is directly off the main footpath via a panelled front entrance door giving access into the reception lounge.

RECEPTION LOUNGE

Approximately 14' 7" (4.44m) to stair line x 10' 5" (3.18m) into chimney breast side recess

With sealed unit panelled double glazed window to the front elevation, feature brick exposed open flue fireplace, timber exposed ceiling beam, wall light points, ceiling spotlights, built in gas & electric meter cupboard, double radiator and open stairs with balustrade rising to the first floor galleried style landing and having a useful built in understair storage cupboard. Ledge & brace door giving access into the extended and stylishly refurbished kitchen.



STYLISHLY REFURBISHED KITCHEN

Approximately 5' 5" (1.65m) extending to 22' 5" (6.83m) x 3' 7" (1.09m) extending to 6' 11" (2.11m)

Having a range of matching eye and base level contemporary style units to include: feature woodblock work surfaces with matching splashback and splashback wall tiling, inset single bowl sink unit with mixer tap, four ring gas hob, opaque glazed splashback, illuminated extractor canopy over and deep pan drawer base unit below. Built in electric oven/grill, integrated tall fridge freezer unit, integrated slimline dishwasher, integrated washing machine with unit above and housing the wall mounted gas fired combination condensing boiler. Ceiling spotlights, double radiator, upvc double glazed window to the side elevation, upvc double glazed window and double glazed door overlooking and giving access out to the pretty landscaped rear garden. Feature wood effect flooring continuing through with panelled door giving access into the stylishly refurbished downstairs bathroom.





STYLISHLY REFURBISHED DOWNSTAIRS BATHROOM

Having a matching contemporary style white suite comprising close coupled push button WC, pedestal wash hand basin and recessed panelled bath with mixer tap and wall mounted electric shower unit over. Feature wall tiling in part, feature wood effect flooring, chrome effect heated towel rail ladder radiator, ceiling spotlights, ceiling extractor fan, wall shaver socket, rising water mains stop tap cupboard and upvc opaque double glazed window to the rear elevation.



FIRST FLOOR GALLERIED STYLE LANDING

With opaque glazed borrowed ceiling light, banister, double radiator and door providing access into the attic stairs (attic being boarded, ideal for small storage, PLEASE NOTE – GLAZED BORROWED CEILING LIGHT SET INTO THE ATTIC FLOOR). Ledge & brace door with step rising into double bedroom one and panelled door with step rising into double bedroom two.

DOUBLE BEDROOM ONE

Approximately 10' 10" (3.3m) x 10' 6" (3.2m) into chimney breast side recess

With sealed unit panelled double glazed window to the front elevation, ceiling beam and single radiator.



DOUBLE BEDROOM TWO

Approximately 11' 4" (3.45m) x 9' 9" (2.97m) into chimney breast side recess

With sealed unit double glazed window to the rear elevation and double radiator.



OUTSIDE

PRETTY LANDSCAPED REAR GARDEN

There is a shared passage way located between properties 47 & 49 leading to the rear garden gated entrance. The garden is mainly feature flagstone paved with outside lighting, outside power, decorative stone gravelled and planted borders with hedgerow, climbers, evergreens and maturing tree features.



TENURE

We have been informed the property is Freehold; however you are advised to have this information verified by your legal representative at the earliest opportunity.

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.

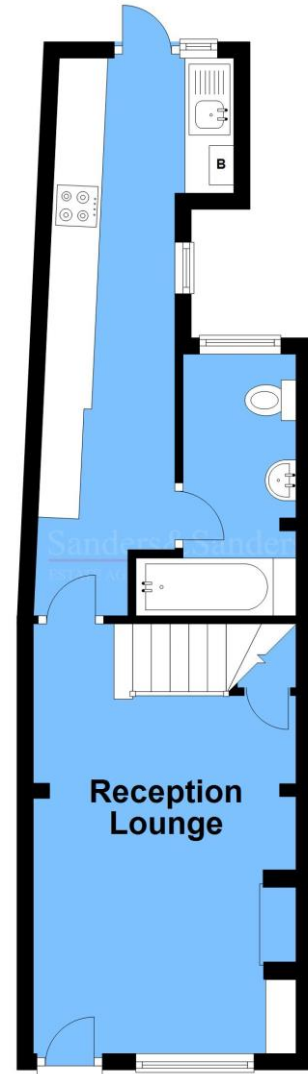
HAVE A PROPERTY TO SELL?

Sanders & Sanders would be delighted to offer a free market appraisal of your property without obligation.

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

Approx. 34.1 sq. metres (366.6 sq. feet)



First Floor

Approx. 27.1 sq. metres (291.2 sq. feet)

