

# Sanders & Sanders

ESTATE AGENTS

## BIRMINGHAM ROAD ALCESTER WARWICKSHIRE



An extended, deceptively spacious, and much improved, mid terraced character cottage, being within walking distance of the town centre high street and boasting one of two bedrooms with vaulted ceiling and feature exposed roof purlins. Comprising lounge/dining area with double patio doors opening out to the rear, extended kitchen, rear lobby, downstairs cloakroom, two bedrooms and bathroom. Fore-garden and sunny aspect garden to rear.

**£225,000**

Burton House, High Street, Alcester, Warwickshire, B49 5AB.  
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# Birmingham Road, Alcester, Warwickshire, B49 5ES

**Lounge/Dining Room**  
17'7 x 10'2 (5.35 x 3.11m)



**Lobby/Utility**  
4'9 x 3'3 (1.45 x 1.00m)



**Cloakroom**



**Extended Kitchen**  
11'2 x 8'0 (3.41 x 2.45m)



**Bedroom One**  
10'2 x 9'3 (3.10 x 2.82m)



**Bedroom Two**  
14'5 x 8'0 (4.40 x 2.45m)



**Bathroom**

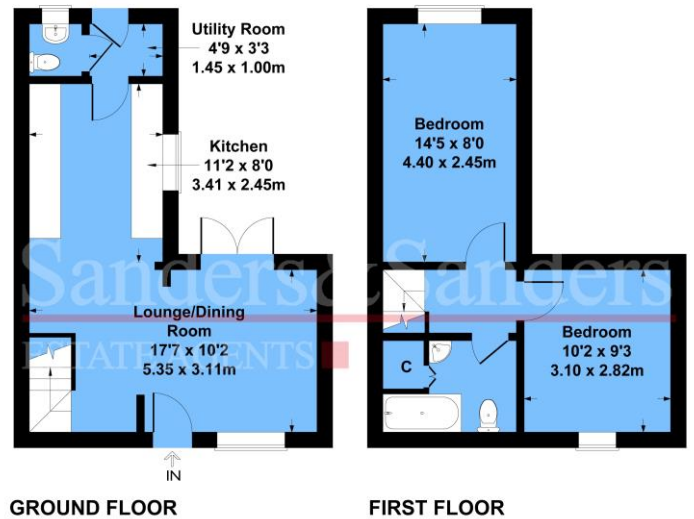


**Rear Garden**



**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 = 58 sq m / 624 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.

