

## NEWPORT DRIVE ALCESTER WARWICKSHIRE



Boasting a sunny South West facing garden and enjoying open aspect views to the rear elevation. Being offered with no upward chain and being located a short stroll away from the town centre high street, delightful small park and countryside walks. The detached property has accommodation comprising: Generous entrance porch, living room, separate dining room, garden room, kitchen, three bedrooms, shower room and separate WC. Driveway parking, carport, fore-garden, split level garden to rear and detached garage. Benefiting from gas fired central heating and double glazing.

**£385,000**

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)

# Newport Drive, Alcester, Warwickshire, B49 5BL

## Living Room

12'11 x 17'9 (3.94m x 5.40m)



## Kitchen

10'6 x 8'3 (3.21m x 2.50m)



## Dining Room

10'6 x 9'2 (3.21m x 2.80m)



## Garden Room

7'7 x 11'5 (2.31m x 3.48m)





**Bedroom One**  
13'5 x 10' (4.08m x 3.06m)



**Bedroom Three**  
10' x 7'4 (3.04 x 2.25m)



**Bedroom Two**  
10'9 x 10' (3.28m x 3.08m)



**Shower Room**



**Rear Garden**







## 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.



## 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.

