

EVESHAM ROAD COOKHILL ALCESTER



An opportunity to acquire a double fronted, much improved and extremely well-presented, traditional semi-detached family home, boasting delightful views of the Warwickshire/Worcestershire countryside to both front and rear elevations. Having planning permission for two-storey rear extension and the current accommodation comprises: Reception Hall with feature-stained glass door, two reception rooms, modern open-plan kitchen/breakfast room, three bedrooms and feature Victorian style bathroom. Driveway parking and extensive garden enjoying an open outlook and having patio area, storage sheds and feature brick-built studio/home office/home gym with lighting, power, heating and pitched tiled roof. EPC – D.

Offers over £430,000.

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62 Evesham Road, Cookhill, Alcester, Warwickshire, B49 5LL

Living Room



Kitchen/Breakfast Room



Dining Room



Bedroom One



Bedroom Two



Bedroom Three



Bathroom



Rear Garden



Rear Outlook



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.



Total floor area: 87.9 sq.m. (946 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate and are for identification purposes only. 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.

Money Laundering Regulations – Identification Checks

In line with The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Sanders & Sanders must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.