

## ALCESTER ROAD FECKENHAM WORCESTERSHIRE



A most charming, timber framed and double fronted, Grade II listed cottage being situated within a highly sought after Worcestershire village with splendid local volunteer run shop/cafe, public inns, recreational ground, and countryside walks. Boasting feature exposed wall and ceiling timbers and inglenook fireplace with log burning stove. Previously a three-bedroom property (possible to re-instate if required) and offering delightful and homely accommodation to include: Living room, breakfast kitchen, rear conservatory/sunroom, modern downstairs shower room, large main bedroom, further bedroom, and further modern shower room. Rear garden with patio area and parking space within the amenity located area a short distance away.

**Offers over £340,000.**

Burton House, High Street, Alcester, Warwickshire, B49 5AB.  
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# Cowslip Cottage, 3 Alcester Road, Feckenham, Redditch, B96 6JD

## Living Room



## Kitchen



**Conservatory/Sunroom**



**Bedroom One**



**Shower Room**



**Bedroom Two**



## Shower Room



## 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.**



## 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.**

## Parking and Right of Access

**A covenant notes that there is one parking space within the amenity area, located a short distance from the property, which can be accessed from the communal rear walkway.**

**A covenant notes a right of way over the amenity and footpaths areas shown on the deed dated 25th July 1986 and it also notes that there is an agreement to pay 1/14th of the cost of maintaining, repairing the amenity areas.**

**The above information should be verified by your legal representative before entering into negotiations and we accept no liability if this information is not verified.**

## 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 conduct 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.**