

## HENLEY STREET ALCESTER WARWICKSHIRE



A truly unique opportunity to acquire a period Grade II listed property, offering versatile accommodation over two floors and boasting a wealth of charm and character to include: Original shop front with rectangular bay window with glazing bars, exposed external timber frame, two gable ends, tiled flooring in part, brick fireplaces and exposed wall and ceiling timbers. Occupying a corner location and having the added benefit of driveway parking and garage. The double fronted accommodation is a short stroll away from the town centre high street and comprises: Reception dining room, sitting room, study, breakfast kitchen, downstairs cloakroom, storeroom, and utility room. Four bedrooms, bathroom and small garden and patio area to rear. Offered with no upward chain.

**£450,000**



# 1 Henley Street, Alcester, Warwickshire, B49 5QX

**Sitting Room**



**Study**



**Breakfast Kitchen**



**Reception Dining Room**





**Bedroom One**



**Bedroom Four**



**Bedroom Two**



**Bathroom**



**Bedroom Three**



**Rear Garden**





Driveway & Garage



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.

Money Laundering Regulations – Identification Checks

In line 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.



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