

Sanders & Sanders

ESTATE AGENTS

ICKNIELD ROW ALCESTER WARWICKSHIRE



Located at the head of a no through road, this beautifully presented and generously proportioned end of terrace property offers a welcoming and spacious lounge with focal point fireplace, gallery style kitchen, large L-shaped main bedroom, further bedroom, and bathroom. Fore garden, delightful garden to rear with side access and garage en bloc. Situated within strolling distance of the town centre and local nature reserve. EPC – C.

£269,950

Burton House, High Street, Alcester, Warwickshire, B49 5AB.
Tel: 01789 766771 E-mail: alcester@sanders-sanders.co.uk

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16 Icknield Row, Alcester, Warwickshire, B49 5EW

Lounge



Kitchen



Bedroom One



Bathroom



Bedroom Two



Rear Garden





Garage

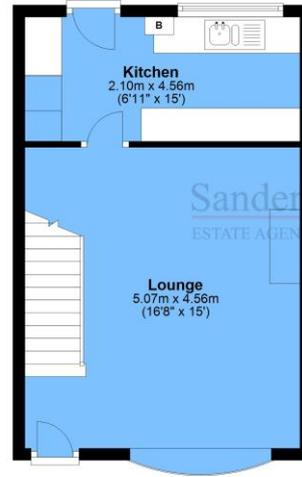
Situated a short distance across from the property and en-bloc.



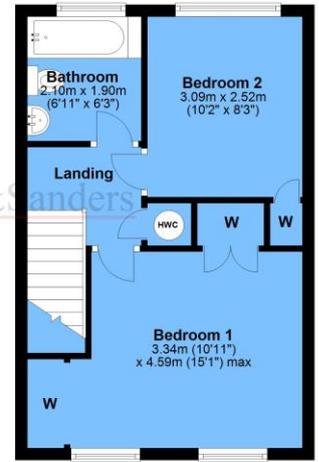
Floor Plans & Property Details Disclaimer

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.

Ground Floor



First Floor



Total area: approx. 66.7 sq. metres (717.4 sq. feet)

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.