

# Sanders & Sanders

ESTATE AGENTS

## SMITHS WAY ALCESTER WARWICKSHIRE



A delightful mid terrace property boasting a feature spiral staircase, vaulted ceiling, driveway parking and easy to maintain garden to rear. Having undergone many improvements over the years with accommodation comprising: Reception lobby, open-plan lounge, and kitchen area, downstairs re-fitted shower room and first floor double gallery bedroom. EPC - D.

**£159,950**

Burton House, High Street, Alcester, Warwickshire, B49 5AB.  
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# 25 Smiths Way, Alcester, Warwickshire, B49 6BL

## Open-plan Lounge and Kitchen Area





**First Floor Gallery Bedroom**



**Shower Room**



## Rear Garden



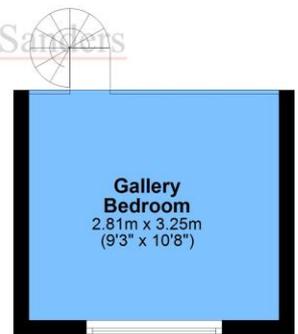
## Floor Plans & Property Details Disclaimer

**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.**

## Ground Floor



## First Floor



Total area: approx. 32.6 sq. metres (351.1 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.**