

NIGHTINGALE CLOSE GREAT ALNE ALCESTER



An opportunity to set up home in this modern detached family home located within a highly sought after Warwickshire village with local restaurant, delightful family park and rolling countryside. Boasting open views to the rear elevation, situated towards the head of a cul-de-sac and offering extremely well-presented accommodation to include: Reception hallway, lounge, open-plan kitchen/diner with patio doors, utility room, and downstairs cloakroom. Four bedrooms, en-suite shower room, and bathroom. Block paved driveway parking, integral garage, fore-garden and rear garden with open aspect. EPC – E.

£525,000

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10 Nightingale Close, Great Alne, Alcester, Warwickshire, B49 6PE

Lounge



Utility

Kitchen/Diner



Bedroom One



Bedroom Three



En-Suite



Bedroom Four



Bedroom Two



Bathroom



Rear Garden

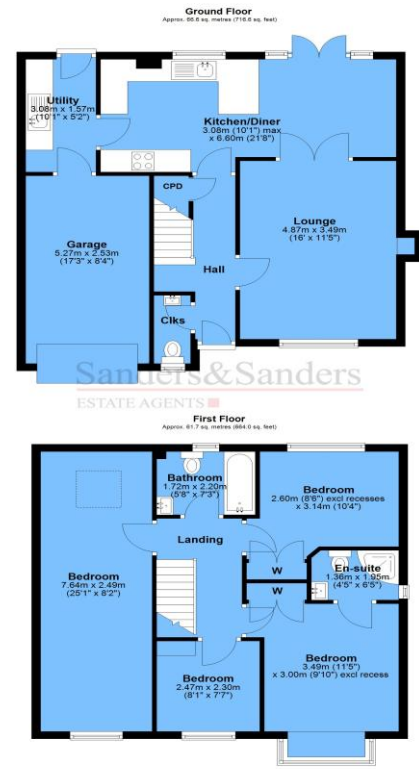


Location Ariel Shots



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.