

Sanders & Sanders

ESTATE AGENTS

STATION ROAD ALCESTER WARWICKSHIRE



A splendid example of a Georgian Style mid terrace property located a short stroll away from the town centre high street and located within a highly regarded residential area. Set over three floors, being nicely set back within its own terrace of three and offering extremely well-presented accommodation to include: Reception hallway, spacious lounge/diner with patio doors, kitchen, downstairs cloakroom, three bedrooms, large en-suite shower room, and bathroom. Pleasant rear garden with shared side entrance, tandem driveway parking, and single garage within a block of two. EPC – C.

£350,000

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34 Station Road, Alcester, Warwickshire, B49 5ET

Lounge



Kitchen



Bedroom Two (First Floor)



Bedroom One (Second Floor)



Bedroom Three

Bathroom



En-Suite Shower Room



Rear Garden



Driveway and Garage

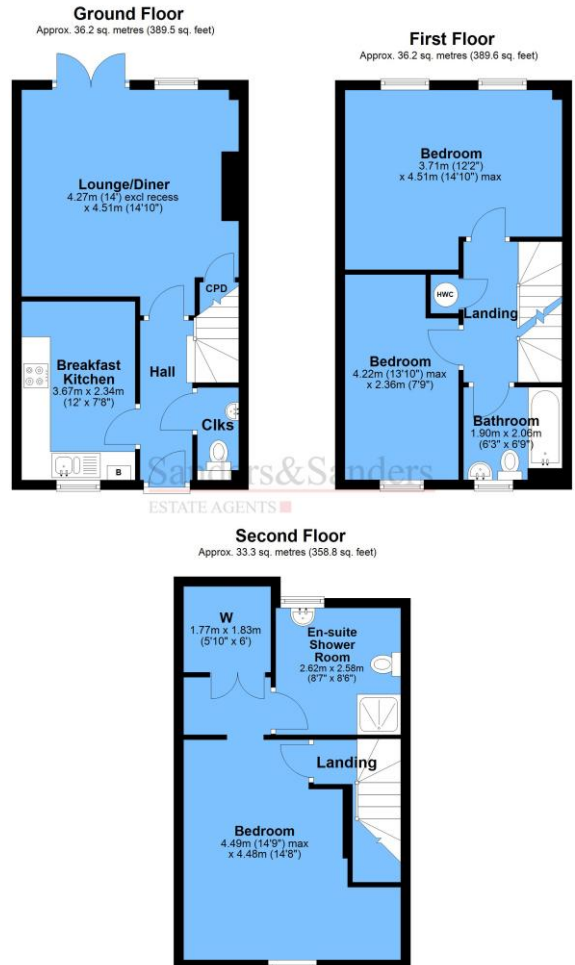
The garage is one within a block of two and located on the right-hand side of this image and the driveway offers tandem parking.



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.