

Sanders & Sanders

ESTATE AGENTS

KINNERSLEY ROAD ALCESTER WARWICKSHIRE



A splendid example of a modern detached family home built by Messrs Redrow Home and boasting a private aspect to the front elevation with countryside walks and views just a stone's throw away. Located upon a private shared driveway and benefiting from a sunny aspect facing rear garden. The accommodation comprises: Reception lobby, lounge, open-plan kitchen/diner with patio doors, utility room, and downstairs cloakroom. Four bedrooms, en-suite shower room, and bathroom. Fore-garden, garden to rear and integral garage. EPC – C.

£495,000

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Lounge



Utility Room



Open-Plan Kitchen/Diner



Downstairs Cloakroom



Bedroom One



Bedroom Three



En-Suite Shower Room



Bedroom Four



Bedroom Two



Bathroom



Rear Garden



Ariel Location Photo

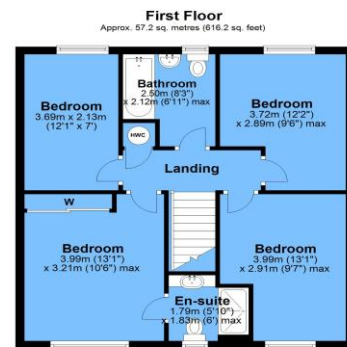


Open-Space Service Charge

There is an annual open space service charge on the estate, and the most recent charge was £360.00 (this may be subject to change).

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.