

## AVON CRESCENT ALCESTER WARWICKSHIRE



A tastefully refurbished and generously proportioned contemporary style mid-terrace home, offered for sale with no upward chain. Benefitting from new floor coverings throughout, the well-presented accommodation comprises a spacious through lounge/dining room with patio doors opening onto the rear garden, a newly fitted kitchen, utility area, three bedrooms, and a newly fitted family bathroom. Outside, the property enjoys a good-sized rear garden, while to the front there is a gravelled area providing potential off-road parking for two vehicles (subject to the installation of a dropped kerb, where required). EPC – D.

**£275,000**

Burton House, High Street, Alcester, Warwickshire, B49 5AB.  
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# 4 Avon Crescent, Alcester, Warwickshire, B49 6BJ

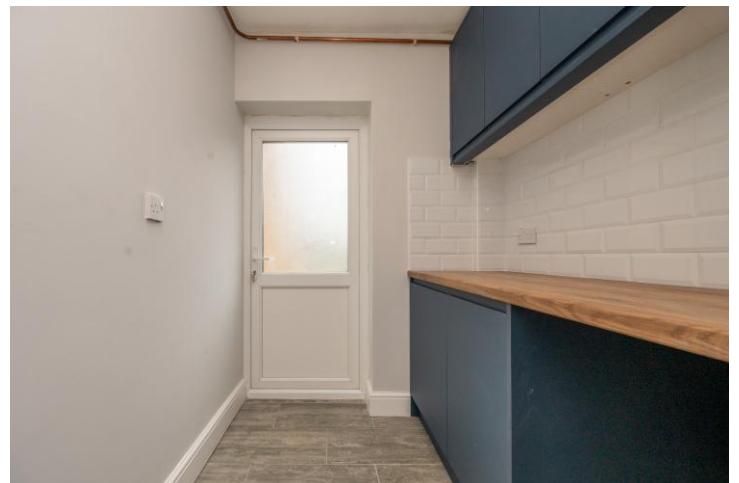
## Through Lounge/Diner



## Newly Fitted Kitchen



## Utility Area



**Downstairs Cloakroom**



**Bedroom Three**



**Bedroom One**



**Newly Fitted Bathroom**



**Bedroom Two**





## Rear Garden

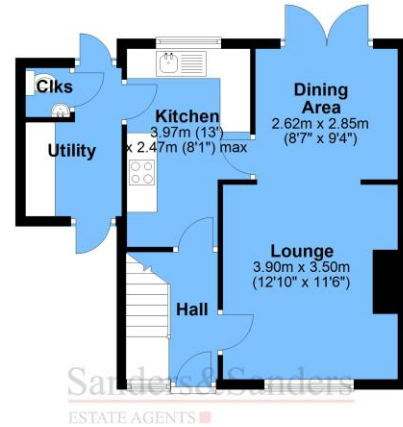


## Floor Plans & Property Details Disclaimer

**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.**

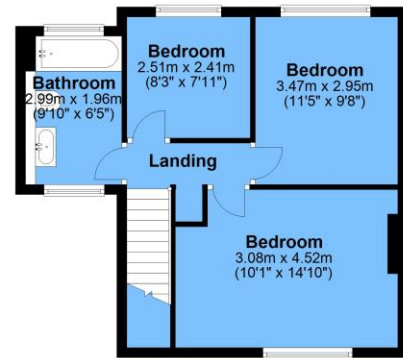
## Ground Floor

Approx. 41.9 sq. metres (451.0 sq. feet)



## First Floor

Approx. 42.6 sq. metres (458.7 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.**