# Sanders&Sanders

## HADRIANS WALK ALCESTER WARWICKSHIRE



A substantially extended, semi-detached family home, being situated within a highly sought after residential cul-de-sac. The accommodation comprises: Reception hall, extended breakfast kitchen (A pre-ordered fitted kitchen is also available by negotiation), an open-plan through living/dining room area, an extended, and sizeable master bedroom with extended en-suite shower room, three further bedrooms and bathroom. Ample driveway parking and garden to rear with side access.

## £375,000

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### Hadrians Walk, Alcester, Warwickshire, B49 5HD

#### **Through Living/Dining Area**

Living Room Area 13'3 x 13'0 (4.05 x 3.95m)



Dining Room Area 16'9 x 10'10 (5.10 x 3.30m)



Extended Breakfast/Kitchen 16'11 x 13'11 (5.15 x 4.25m)



Extended Bedroom One 13'11 x 12'2 (4.25 x 3.70m)



**Extended En-Suite Shower Room** 



Bedroom Two 13'1 x 10'0 (4.00 x 3.05m)



#### Bedroom Three 10'10 x 10'0 (3.30 x 3.05m)



Bedroom Four 9'10 x 6'5 (3.00 x 1.96m)

#### Bathroom





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.



#### **Rear Garden**



#### **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.

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