

# Sanders & Sanders

ESTATE AGENTS

## CAPTAINS HILL ALCESTER WARWICKSHIRE



A deceptively spacious, well maintained, and versatile detached dormer bungalow, being offered with no upward chain and offering huge potential to incorporate further living accommodation or to extend. Located within a highly sought after residential area and comprising: Living room, dining room/bedroom four, kitchen, covered side lean, two downstairs bedrooms, shower room and WC, first floor bedroom, dressing area, en-suite shower room, utility and spacious roof eaves. Block paved driveway, integral garage and splendid sunny aspect facing garden to rear.

**£550,000**

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# Captains Hill, Alcester, Warwickshire, B49 6QW

**Hallway**



**Kitchen**

13' 11" (4.24m) x 8' 10" (2.70m)



**Living Room**

13' 11" (4.25m) x 16' 11" (5.16m)



**Downstairs Bedroom Two**

13' 5" (4.08m) x 11' 11" (3.63m)

**Dining Room/Bedroom Four**

13' 5" (4.08m) x 11' 0" (3.35m)



**Downstairs Bedroom Three**  
12' 0" (3.67m) x 10' 5" (3.18m)



**Dressing Area**  
7' 7" (2.31m) x 7' 10" (2.38m)

**Utility Area**  
4' 11" (1.51m) x 7' 10" (2.38m)

**En-Suite Shower Room**  
12' 10" (3.92m) x 5' 6" (1.68m)



**Downstairs Shower Room and separate WC**



**Rear Garden**



**First Floor**

**Bedroom One**  
14' 11" (4.55m) x 12' 8" (3.86m)



## Garage

15' 9" (4.81m) x 7' 9" (2.35m)

## 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.



Total area: approx. 158.4 sq. metres (1705.1 sq. feet)

DISCLAIMER: These plans shown are for general guidance only. Measurements shown are for information only and are not to be relied upon. The actual measurements may vary from those shown on the plans.

## 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.