

# Sanders & Sanders

ESTATE AGENTS

## THE GREEN SAMBOURNE WORCESTERSHIRE



A splendid example of an extended, completely re-furbished and beautifully presented, detached dormer bungalow overlooking a delightful village green, within a pretty Worcestershire village. Surrounded by Warwickshire and Worcestershire countryside and having its own local village inn. The unique accommodation comprises: Generous entrance hall, lounge, bespoke open-plan dining kitchen with family area, two downstairs bedrooms, downstairs shower room and utility room, two first floor bedrooms with en-suite shower rooms and further bedroom. Well-tended landscaped gardens, driveway parking and double gated entrance leading onto the addition driveway and detached studio/workshop.

### Offers over £650,000

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# The Green, Sambourne, Redditch, Worcestershire, B96 6NU

## Generous Entrance Hall



## Bespoke Dining Kitchen with Family Area

Kitchen Area 13'1" x 13'1" (4.00 x 3.98)

Family/Dining Area Area 26'3" x 11'10" (7.99 x 3.61)





**Lounge**  
13'8" x 11'11" (4.16 x 3.64)



**Downstairs Bedroom Three**  
12'10" x 10'3" (3.92 x 3.13)



**Downstairs Bedroom Four**  
10'6" x 9'2" (3.20 x 2.79)



**Downstairs Shower Room**



**First Floor Bedroom One**  
15'6" x 9'7" (4.73 x 2.91)



**En-Suite Shower Room**



**Bedroom Two**  
**10'11" x 9'10" (3.32 x 3.00)**



**En-Suite Shower Room**



**Bedroom Five/Office**  
**9'5" x 6'2" (2.88 x 1.87)**

**Gardens**



**Location Marker**



**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.

**Disclosure**

Please note that the vendor is related to an employee of Sanders&Sanders Estate Agents Ltd.

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