

# Sanders & Sanders

ESTATE AGENTS

## NEWPORT DRIVE ALCESTER WARWICKSHIRE



A chalet style semi-detached family home, located within a highly sought after residential area, a short stroll away from countryside walks and the town centre high street. The accommodation comprises: Entrance porch and hallway, living room with feature fireplace focal point, splendid open-plan kitchen/diner with breakfast bar, utility room, rear conservatory, three bedrooms and bathroom. Fore-garden, tandem driveway parking, garage and delightful, mature garden to rear.

**£340,000**

Burton House, High Street, Alcester, Warwickshire, B49 5AB.  
Tel: 01789 766771 E-mail: [alcester@sanders-sanders.co.uk](mailto:alcester@sanders-sanders.co.uk)

Web: [www.sanders-sanders.co.uk](http://www.sanders-sanders.co.uk)

# Newport Drive, Alcester, Warwickshire, B49 5BL

## Living Room

4.14m (13'7") x 4.10m (13'5")



## Utility

2.71m (8'11") x 1.95m (6'5")

## Kitchen/Diner

5.08m (16'8") x 3.50m (11'6")



### Conservatory

2.83m (9'3") x 1.98m (6'6")



### Bedroom Three

3.22m (10'7") x 1.97m (6'5")



### Bedroom One

4.14m (13'7") x 3.01m (9'11")



### Bathroom



### Bedroom Two

3.50m (11'6") x 3.01m (9'11")



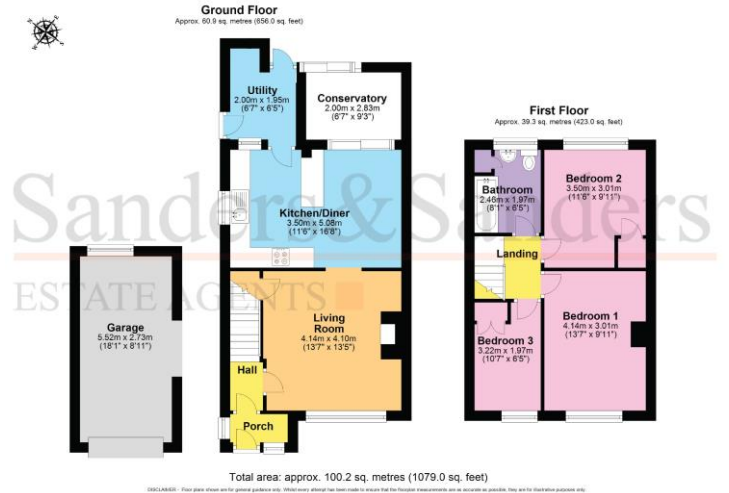
### Rear Garden





## 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.



## 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.

## Garage

**5.52m (18'1") x 2.73m (8'11")**