

# Sanders & Sanders

ESTATE AGENTS

## SHERWELL DRIVE ALCESTER WARWICKSHIRE



Being situated within one of Alcester's most sought-after cul-de-sac locations, and offering great potential for further extension/re-configuration. Being offered with no upward chain and having accommodation to include: Reception porch and hallway, living room, extended, open-plan kitchen/diner with dual aspect patio doors, three bedrooms and re-fitted shower room. Most splendid garden to rear with delightful patio area, block paved driveway parking, fore-garden, and side garage with scope for incorporating further living accommodation.

### £345,000

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)

# Sherwell Drive, Alcester, Warwickshire, B49 5HA

## Living Room

4.45m (14'7") x 4.33m (14'3")



## Kitchen/Diner

5.34m (17'6") x 5.09m (16'9")



### **Bedroom One**

**3.60m (11'10") x 3.00m (9'10")**



### **Shower Room**

**2.26m (7'5") x 2.25m (7'4")**



### **Bedroom Two**

**3.22m (10'7") x 3.00m (9'10")**



### **Rear Garden**



### **Bedroom Three**

**2.60m (8'6") x 2.25m (7'4")**

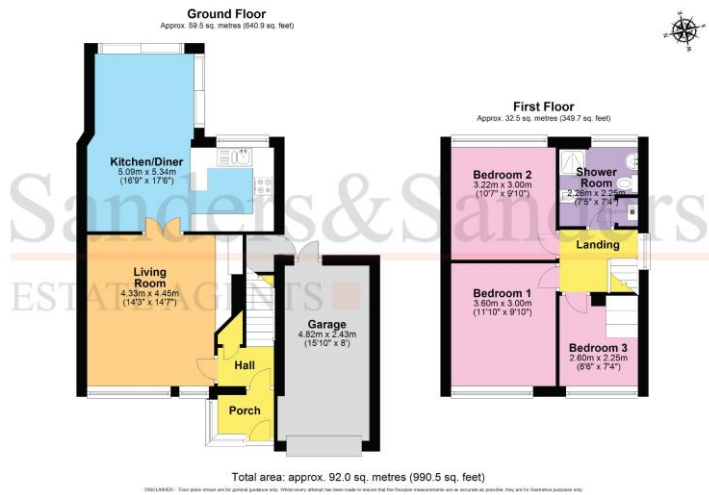


### **Garage**

**4.82m (15'10") x 2.43m (8')**

## 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.