

ROEBUCK PARK ALCESTER WARWICKSHIRE



An extended detached family home being located within a highly sought after residential cul-de-sac, within close proximity to the renowned Alcester Grammar School. The accommodation comprises: Reception hallway, living room, extended dining room with patio doors, extended breakfast kitchen, downstairs WC, four bedrooms, en-suite shower room and bathroom. Front and rear gardens, driveway parking, carport and garage.

£485,000

5 Roebuck Park, Alcester, Warwickshire, B49 5EF

Reception Hallway



Dining Room

5.74m (18'10") x 3.22m (10'7")



Living Room

5.43m (17'10") max x 4.17m (13'8")



Kitchen

7.59m (24'11") x 3.21m (10'6")





WC 1.72m (5'8") x 0.87m (2'10")



**Bedroom One
3.73m (12'3") x 3.35m (11') max**



En-suite 2.32m (7'7") x 1.09m (3'7") max



**Bedroom Two
3.23m (10'7") x 2.69m (8'10")**



**Bedroom Three
3.38m (11'1") x 2.72m (8'11")**

**Bedroom Four
3.35m (11') x 2.21m (7'3")**



Bathroom
2.32m (7'7") x 1.48m (4'10")



Rear Garden



Garage 5.49m (18') x 2.46m (8'1")

Floor Plans & Property Details Disclaimer

These 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.

The Estates Agents Act 1979 and Property Misdescriptions Act 1991, Sanders & Sanders Estate Agents (who prepared these details) for themselves and for the vendor of the property whose agents they are give notice that: The Particulars, information and details contained here in do not form part of an offer or contract. All descriptions, dimensions, floor plans and references to condition and necessary permission for use and occupation and other particulars are given in good faith and believed to be correct but any intending purchasers should not rely upon them as statements of fact but must satisfy themselves by inspection as to the correctness of them. No person in employment of Sanders & Sanders Estate Agents has authority to make any representation or warranty whatever in relation to this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting any property which has been sold or withdrawn. We cannot certify the adequacy or working order of either the heating system gas or electrical appliances. Any interested party should consult their own solicitor for independent evaluation.