

# Sanders & Sanders

ESTATE AGENTS

## MOORFIELD COURT ALCESTER WARWICKSHIRE



Enjoying a convenient location with Alcester tennis club and small park on the doorstep, and located a stone's throw away from the town centre high street. Having a secure gated shared vehicular access and having accommodation to include: Entrance Hall, lounge/diner, Kitchen, WC, two bedrooms, bathroom, shared rear walkways and allocated parking space for one car. EPC rating - C.

**£245,000**

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5 Moorfield Court, Moorfield Road, Alcester, Warwickshire, B49 5DL

### **Lounge/Diner**

**4.99m (16'4") x 3.68m (12'1")**



### **Bedroom One**

**4.99m (16'4") x 2.62m (8'7")**



### **Kitchen**

**2.96m (9'8") x 1.94m (6'4")**



### **Bedroom Two**

**2.99m (9'10") x 2.81m (9'3")**



**Bathroom**  
**2.47m (8'1") x 1.98m (6'6")**



**One allocated parking space for number Five.**

**Local Tennis Club around the Corner**



**Rear Elevation**



**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**

**Parking Area for Residents**



**property details. You are advised to confirm all measurements.**



Total area: approx. 57.0 sq. metres (613.6 sq. feet)

DISCLAIMER: Floor plans shown are for general guidance only. While every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

## **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.**