

# Sanders & Sanders

ESTATE AGENTS

## CHURCH BANK TEMPLE GRAFTON ALCESTER



Only a viewing can allow you appreciate the stunning location, most splendid panoramic views, and beautiful countryside to the rear elevation, of this delightful period property. Benefiting from an extension, freehold parking space for two cars and having accommodation to include: Entrance Hall, inner hall, living room, contemporary style open-plan dining kitchen with work island, sizeable conservatory, utility room, downstairs WC, three double bedrooms, en-suite shower room, bathroom and rear garden enjoying a naturally bright southerly aspect.

### £439,950

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)

# Church Bank, Temple Grafton, Alcester, Warwickshire, B49 6NU

## Hall

4.24m (13'11") x 1.57m (5'2")

## Living Room

3.82m (12'7") x 3.58m (11'9")



## Conservatory

5.11m (16'9") x 3.02m (9'11")



## Utility

2.16m (7'1") max x 2.10m (6'11")

## WC

1.72m (5'8") x 1.57m (5'2")

## Bedroom One

3.63m (11'11") x 3.11m (10'2")



## En-suite

1.81m (5'11") x 1.55m (5'1")

**Bedroom Two**  
**3.82m (12'7") x 3.09m (10'2")**



**Rear Garden and Views**



**Bedroom Three**  
**3.83m (12'7") x 2.94m (9'8")**



**Bathroom**  
**2.58m (8'6") x 1.80m (5'11")**





### Location Marker



### Freehold Allocated Parking

Located a short distance from the property and highlighted by the blue P symbols on the below photograph.



### 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.

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