Sanders&Sanders ESTATE AGENTS

NORRIS CLOSE ALCESTER PARK ALCESTER



A superbly located, modern, detached, double fronted home, constructed by Messrs Bloor Homes, and boasting delightful open aspect views to the front elevation. Situated at the head of no through road and being withing strolling distance of the town centre high street, countryside walks and the renowned Alcester Grammar school. The upgraded accommodation comprises: Reception Hall, lounge, dining kitchen with built in appliances, downstairs cloakroom, three bedrooms en-suite shower room and bathroom. Tandem driveway parking for two cars, fore-garden with hedgerow providing screening and private sunny aspect garden. Over nine years plus remaining NHBC guarantee. EPC rating – B.

£415,000

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

Web: www.sanders-sanders.co.uk

10 Norris Close, Alcester Park, Alcester, Warwickshire, B49 5FJ

Hallway



Living Room 4.95m (16'3") x 3.25m (10'8")





Kitchen/Diner 4.95m (16'3'') x 3.23m (10'7'') max





Cloakroom



Bedroom One 3.23m (10'7") x 2.81m (9'3")



En-suite 2.78m (9'2") x 2.04m (6'8")

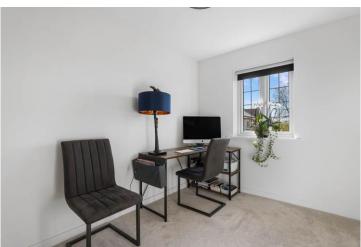




Bedroom Two 3.41m (11'2") x 2.47m (8'1") max



Bedroom Three 3.34m (11') x 2.38m (7'10") max



Bathroom 2.23m (7'4") x 2.04m (6'8")



Rear Garden



Views to side & Front





Location Marker



Open-Space Service Charge

Currently 146.33 per annum (this may be subject to change).

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.