

# Sanders & Sanders

ESTATE AGENTS

## BIRMINGHAM ROAD ALCESTER WARWICKSHIRE



A double fronted, re-furbished and beautifully presented, semi-detached period property, boasting exposed timbers, log burning stove and sunny aspect southwest facing garden. Located a stone's throw away from the renowned Alcester Grammar school and a short stroll away from the town centre high street. The delightful accommodation comprises: Lounge, dining room and re-fitted kitchen all with feature flooring, two double bedrooms and re-fitted shower room. EPC – D.

**£274,950**

Burton House, High Street, Alcester, Warwickshire, B49 5AB.  
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28 Birmingham Road, Alcester, Warwickshire, B49 5EP

**Living Room**

**4.38m (14'4") x 3.89m (12'9")**



**Re-Fitted Kitchen**

**3.89m (12'9") x 2.62m (8'7")**



**Bedroom One**

**4.38m (14'4") x 2.94m (9'8")**



**Dining Room**

**2.79m (9'2") x 2.19m (7'2")**





**Bedroom Two**  
**3.89m (12'9") x 2.60m (8'6")**



**Please note that there is a shared rear access right of way.**

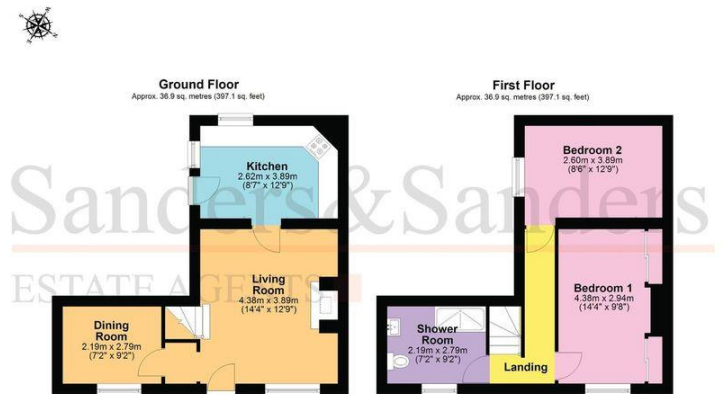
**Re-Fitted Shower Room**  
**2.79m (9'2") x 2.19m (7'2")**



**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.**

**Rear Garden**



Total area: approx. 73.8 sq. metres (794.2 sq. feet)

DISCLAIMER: Floor plans shown are for general guidance only. Whilst 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.**