

# Sanders & Sanders

ESTATE AGENTS

## 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.

**£475,000**

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# 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")**

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



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

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