

# Sanders & Sanders

ESTATE AGENTS

## ECLIPSE ROAD ALCESTER WARWICKSHIRE



A modern and attractive detached family home located within a well-established residential area within strolling distance of the renowned Alcester Grammar School. Offering potential for extension, (subject to the usual consents) occupying a corner plot and having nicely proportioned accommodation to include: Reception Hallway, lounge with patio doors, separate dining room, kitchen/breakfast room and downstairs cloakroom. Four bedrooms, en-suite shower room and bathroom. Front, side and rear gardens, block paved driveway parking and integral garage. EPC – D.

**£465,000**

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# 9 Eclipse Road, Alcester, Warwickshire, B49 5EH

## Lounge



## Dining Room



## Kitchen/Breakfast Room



**Downstairs Cloakroom**



**Bedroom**



**Bedroom**



**Bedroom**



**En-suite Shower Room**



**Bedroom**



## Bathroom



## Rear Garden



## 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.**

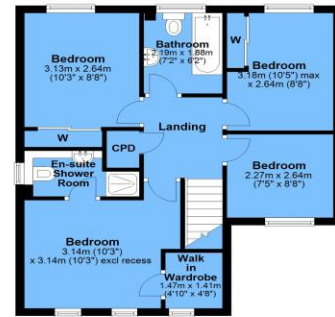
### Ground Floor

Approx. 60.3 sq. metres (658.8 sq. feet)



### First Floor

Approx. 82.2 sq. metres (882.3 sq. feet)



## 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.**

## Money Laundering Regulations – Identification Checks

**In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Sanders&Sanders must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.**