

STATION ROAD ALCESTER WARWICKSHIRE



An elegant and deceptively spacious three-storey townhouse forming part of a small, select development. Beautifully presented, recently redecorated and offered with no upward chain, the property provides generous accommodation over three floors. Comprising: Entrance hall, lounge/diner with patio doors, kitchen, cloakroom, three bedrooms, family bathroom, large en-suite shower room with newly fitted shower, newly turfed sunny aspect facing rear garden and allocated parking. Conveniently situated for local amenities, excellent schooling and commuter links.

£340,000

12 Station Road, Alcester, Warwickshire, B49 5ET

Lounge/Diner



First Floor Bedroom Two



Kitchen



Bedroom Three



En-Suite Shower Room



Bathroom



Sunny Aspect Rear Garden



Second Floor Bedroom One





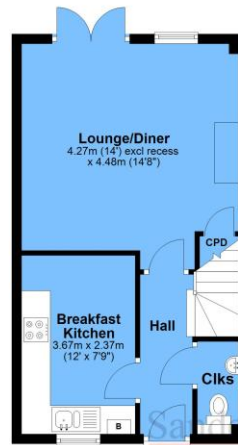
Allocated Parking & Plot Area



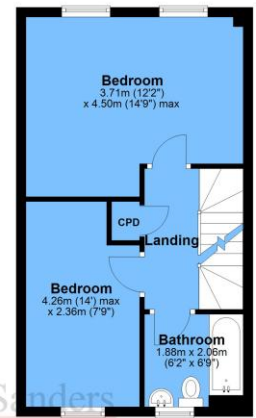
Floor Plans & Property Details Disclaimer

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.

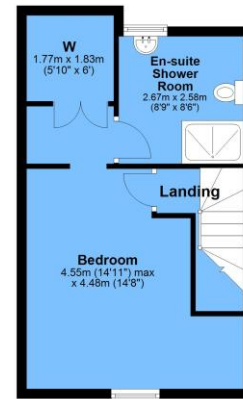
Ground Floor
Approx. 36.2 sq. metres (389.1 sq. feet)



First Floor
Approx. 36.2 sq. metres (389.8 sq. feet)



Second Floor
Approx. 33.7 sq. metres (362.8 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.