

Sanders & Sanders

ESTATE AGENTS

MOORFIELD ROAD ALCESTER WARWICKSHIRE



A beautifully presented and tastefully extended semi-detached period home, ideally situated within a short stroll of the town centre high street, and offered for sale with no upward chain. This much-improved property combines character and convenience, further benefiting from driveway parking and a delightful, generously sized rear garden. The well-appointed accommodation briefly comprises: reception porch, cosy lounge with feature gas-burning stove, and an impressive extended kitchen/breakfast room featuring exposed brickwork, a seating area and patio doors opening onto the garden. The ground floor also offers a wet room, while the first floor provides three bedrooms and a family bathroom. EPC Rating: D.

£395,000

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18 Moorfield Road, Alcester, Warwickshire, B49 5DA

Lounge



Kitchen/Breakfast Room



Wet Room





Bedroom Three



Bedroom One



Bathroom



Bedroom Two



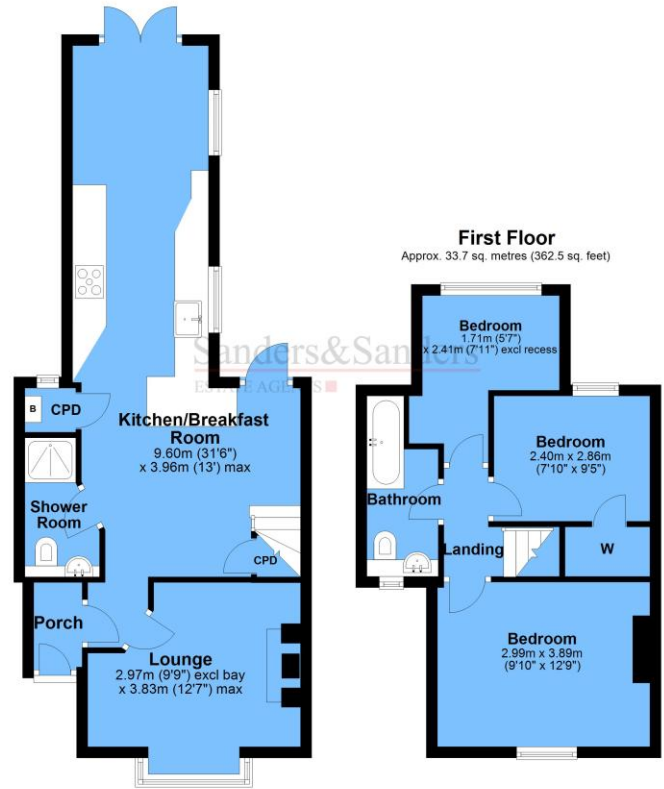
Rear Garden



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. 46.0 sq. metres (495.2 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.