

## EVESHAM ROAD COOKHILL ALCESTER



An opportunity to acquire a double fronted, much improved and extremely well-presented, traditional semi-detached family home, boasting delightful views of the Warwickshire/Worcestershire countryside to both front and rear elevations. Having planning permission for two-storey rear extension and the current accommodation comprises: Reception Hall with feature-stained glass door, two reception rooms, modern open-plan kitchen/breakfast room, three bedrooms and feature Victorian style bathroom. Driveway parking and extensive garden enjoying an open outlook and having patio area, storage sheds and feature brick-built studio/home office/home gym with lighting, power, heating and pitched tiled roof. EPC – D.

**Offers over £430,000.**

Burton House, High Street, Alcester, Warwickshire, B49 5AB.  
Tel: 01789 766771 E-mail: [alcester@sanders-sanders.co.uk](mailto:alcester@sanders-sanders.co.uk)

Web: [www.sanders-sanders.co.uk](http://www.sanders-sanders.co.uk)

# 62 Evesham Road, Cookhill, Alcester, Warwickshire, B49 5LL

**Living Room**



**Kitchen/Breakfast Room**



**Dining Room**



**Bedroom One**



**Bedroom Two**



**Bedroom Three**



**Bathroom**



**Planning Permission for Two Storey Rear Extension**

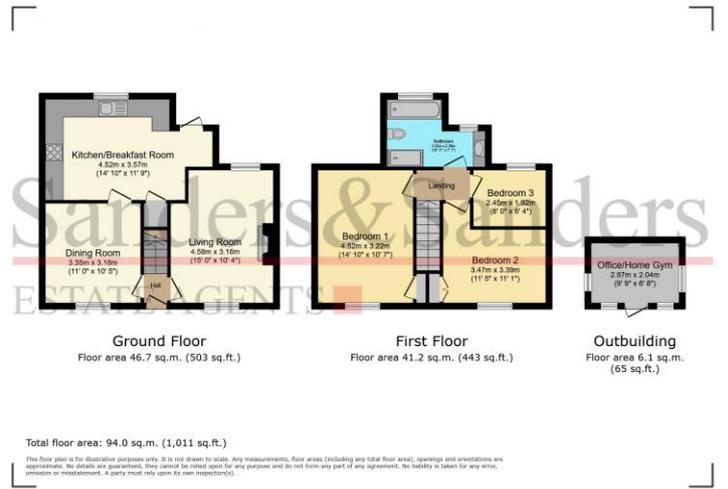
**Please copy and paste the below link into your browser.**

<https://plan.wychavon.gov.uk/Planning/Display/W/23/00102/HP>

**Studio/Home Office/Home Gym**



## Rear Garden



## Rear Outlook



## Floor Plans & Property Details Disclaimer

The Estates Agents Act 1979 and Property Misdescriptions Act 1991, Sanders & Sanders Estate Agents (who prepared these details) for themselves and for the vendor of the property whose agents they are give notice that: The Particulars, information and details contained herein do not form part of an offer or contract. All descriptions, dimensions, floor plans and references to condition and necessary permission for use and occupation and other particulars are given in good faith and believed to be correct but any intending purchasers should not rely upon them as statements of fact but must satisfy themselves by inspection as to the correctness of them. No person in employment of Sanders & Sanders Estate Agents has authority to make any representation or warranty whatever in relation to this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting any property which has been sold or withdrawn. We cannot certify the adequacy or working order of either the heating system gas or electrical appliances. Any interested party should consult their own solicitor for independent evaluation.