

## FLAX CLOSE ALCESTER WARWICKSHIRE



A modern, and nicely proportioned, semi-detached family home, being situated within a highly regarded, small, select, residential development, close to the town centre high street. Benefiting from gas fired central heating, upvc double glazing and having accommodation comprising: Reception Hall, open-plan lounge through kitchen/diner with downstairs cloakroom, three bedrooms, en-suite shower room and family bathroom. Fore-garden, enclosed sunny aspect rear garden and block paved driveway providing parking space for two cars. EPC rating – C.

**£289,950**

Burton House, High Street, Alcester, Warwickshire, B49 5AB.  
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## 5 Flax Close, Alcester, Warwickshire, B49 5DQ

### Living Room

**4.81m (15'9") x 3.16m (10'4")**



### Bedroom One

**3.16m (10'4") x 3.01m (9'11")**



### Kitchen/Diner

**4.22m (13'10") x 3.45m (11'4")  
max**



### En-suite

**2.18m (7'2") x 0.96m (3'2")**

### Bedroom Two

**3.46m (11'4") x 2.09m (6'10")**

### Bedroom Three

**2.44m (8') x 2.03m (6'8")**



### Downstairs WC



## Bathroom

**2.09m (6'10") x 1.69m (5'6")**



## Floor Plans & Property Details

### Disclaimer



## Rear Garden



## Service Charge

**Approximately £248.00 per annum for the upkeep of the communal areas (this may be subject to change).**

**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.**