

MOORFIELD ROAD ALCESTER WARWICKSHIRE



Location, location, location! A much improved and surprisingly versatile semi-detached family home, occupying an enviable position opposite an attractive park and tennis courts, and only a stone's throw from Waitrose and Alcester's historic High Street. Set well back behind an impressive sweeping driveway, the property offers generous parking, a good-sized rear garden, an unexpected additional side garden and excellent potential for further extension, subject to the necessary consents. The thoughtfully reconfigured accommodation includes a lounge, dining area, kitchen and superb sunroom overlooking the garden, together with a ground-floor shower room, utility and store. Three bedrooms and a bathroom occupy the first floor. A rare combination of space, position and convenience – a home from which everyday life in Alcester can genuinely be enjoyed on foot.

£425,000

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

Web: www.sanders-sanders.co.uk

28a Moorfield Road, Alcester, Warwickshire, B49 5DA

Location



Lounge



Kitchen



Dining Room



Rear Sunroom



Bedroom One



Bathroom



Bedroom Two



Rear Garden



Bedroom Three



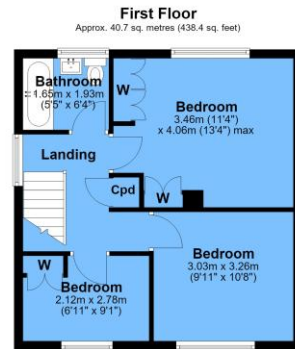


Additional Garden



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.



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.