

MEETING LANE ALCESTER WARWICKSHIRE



A rare opportunity on one of Alcester's finest hidden gems. Tucked away along one of Alcester's most picturesque and sought-after lanes, this beautifully presented and refurbished two-bedroom home enjoys an enviable position within a charming no-through road, lined with an attractive collection of period and individually designed properties, yet just a short stroll from the historic town centre. The surprisingly generous accommodation includes a sizeable lounge with attractive bow-fronted bay, re-fitted kitchen/breakfast room, spacious main bedroom, further bedroom and stylish re-fitted shower room. Outside, the property benefits from an easy-to-maintain rear garden together with the considerable and increasingly rare advantage of a garage in such a central location. With a bowling green situated at the end of the lane and Alcester town centre only moments away, this is a wonderful opportunity to enjoy a peaceful and tucked-away setting without sacrificing the convenience of town centre living. Offered with no upward chain.

£315,000

Burton House, High Street, Alcester, Warwickshire, B49 5AB.
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1a Meeting Lane, Alcester, Warwickshire, B49 5QT

Lounge



Bedroom One



Re-Fitted Kitchen/Breakfast Room



Bedroom Two



Rear Garden



Re-Fitted Shower Room



Shared Access & Garage





Location Ariel Shots



Tenure - Freehold

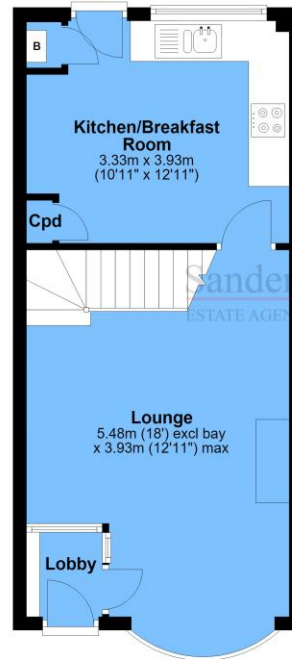
Please note that the property comprises two separate titles, one freehold and one leasehold, which have not been merged. We have been advised that the titles may be capable of being merged by the buyer as part of the registration process following completion. Prospective buyers are advised to discuss this with their legal adviser before making an offer.

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.

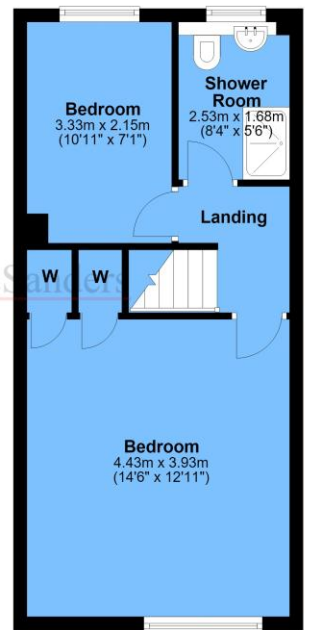
Ground Floor

Approx. 35.4 sq. metres (380.5 sq. feet)



First Floor

Approx. 35.2 sq. metres (379.1 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.