

STRATFORD ROAD ALCESTER WARWICKSHIRE



Hidden behind an attractive walled frontage and approached through a charming arched entrance, this distinctive, extended three-storey Georgian-inspired townhouse enjoys an enviable setting just a stone's throw from Alcester's historic High Street.

Offered with no upward chain, the property provides spacious and versatile accommodation comprising a welcoming reception hall, lounge opening through to a dining area with patio doors to the garden, kitchen, three bedrooms arranged over two upper floors including a principal bedroom with en-suite and a further bedroom with Juliet balcony, family bathroom, front, side and rear gardens, together with two allocated parking spaces.

£335,000

5 Stratford Road, Alcester, Warwickshire, B49 5AU

Frontage



Kitchen



Lounge Area



First Floor Bedroom Two



Dining Area



Bedroom Three



Bathroom



Rear Garden



Second Floor Bedroom One



Side Garden



En-Suite Shower Room



Allocated Parking

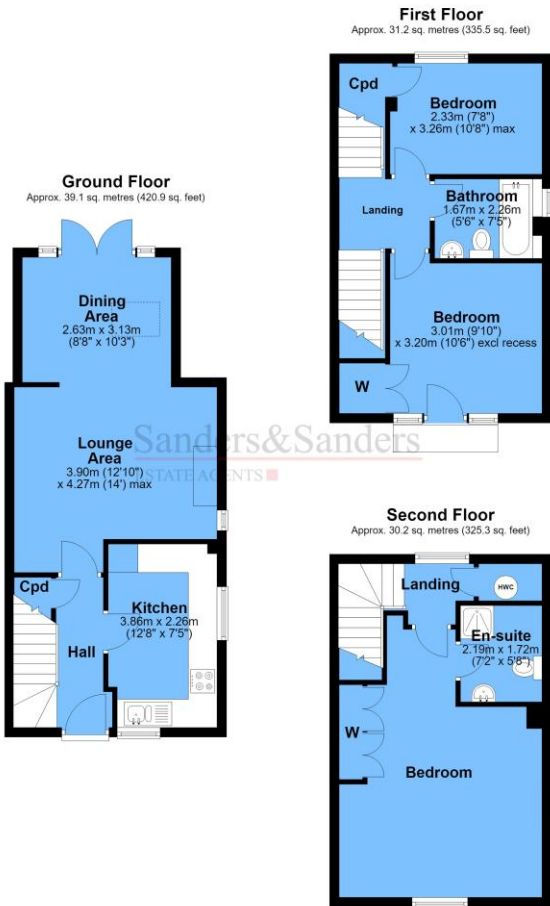
We understand that the property enjoys 'The exclusive right to park two private motor cars on the land hatched red on the plan'. Though you will not own the land hatched red at the rear which comprises two parking spaces you will nevertheless have sole parking rights in respect of those two spaces. This is subject to a yearly service charge, and we are awaiting the current

up to date amount payable. This information should be verified by your solicitor.



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.

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