Sanders&Sanders
ESTATE AGENTS

CHANTRY CRESCENT
ALCESTER
WARWICKSHIRE



Rare opportunity – sought-after Crescent – No onward chain. A rare opportunity to acquire a three-bedroom detached family home, pleasantly situated within a highly sought-after residential crescent, where properties seldom become available. Ideally positioned within easy strolling distance of Alcester town centre and beautiful countryside walks, this appealing home offers well-proportioned accommodation, including a lounge, modern kitchen, cloakroom and a superb extended dining/sunroom overlooking the rear garden. Further benefits include three bedrooms, a modern shower room, a pleasant enclosed rear garden and generous driveway parking. Offered for sale with no upward chain.

£395,000

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Lounge





Sunroom Area





Dining Area



Kitchen





Bedroom One





Bedroom Two



Bedroom Three



Shower Room



Rear Garden





Location Aerial Shot





Floor Plans



Total: 998 sq. Ft, 92 m2
1st Floor: 575 sq. Ft, 53 M2, 2nd Floor: 423 sq. Ft, 39 m2
Excluded Areas: Storage: 30 sq. Ft, 3 M2, Fireplace: 8 sq. Ft, 1 M2, Walls: 94 sq. Ft, 9 m2

All Measurements Of Doors, Windows, Rooms Are Approximate And For Display Purposes Only. No Responsibility Is Taken For Any Error, Omission Or Mis-statement. This Plan Is For Illustrative Purposes Only And Should Be Used As Such By Any Prospective Purchaser.

Important Notice

Sanders & Sanders Estate Agents, for themselves and for the sellers of this property, give notice that these particulars are intended as a general guide and do not form part of any offer or contract.

Whilst reasonable care has been taken in preparing these particulars, prospective purchasers should verify any information of particular importance to them, including measurements, floor plans, boundaries, planning permissions, services and the condition of the property, through their own enquiries, inspections and professional advisers.

All measurements and floor plans are approximate and provided for guidance only.

Fixtures & Fittings

Photographs are for illustrative purposes only and must not be regarded as a list of fixtures, fittings or other items included in the sale. The inclusion of any item in a photograph does not mean that it forms part of the sale. Prospective purchasers should confirm precisely what is included through their solicitor before exchange of contracts.

Sanders & Sanders has not tested any appliances, heating systems or other services, and prospective purchasers should arrange any inspections or tests they consider necessary.

Anti-Money Laundering Regulations

In accordance with the Money Laundering Regulations 2017 (as amended), Sanders & Sanders is required to undertake identity verification and appropriate due diligence checks on purchasers and sellers.

Purchasers will be required to complete these checks through our independent specialist provider. An administration charge of £25 plus VAT per purchaser is payable in advance. Information regarding the source of purchase funds and further supporting documentation may also be required.

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 here in 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.