

Sanders & Sanders

ESTATE AGENTS

STRATFORD ROAD ALCESTER WARWICKSHIRE



A most charming, period character cottage, having been sympathetically improved over the years. Conveniently situated at the heart of the historical town centre and benefiting from double glazing and gas fired central heating. The exceptionally well presented three storey accommodation comprises: Reception lounge with solid fuel open flue fireplace, kitchen with flagstone flooring, first floor double bedroom, bathroom and second floor attic bedroom. Secure rear communal courtyard with sizeable brick-built store/utility. EPC rating E.

£215,000

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

Web: www.sanders-sanders.co.uk

6 Stratford Road, Alcester, Warwickshire, B49 5AR

Living Room



Kitchen



Bedroom One



Second Floor Bedroom Two



Bathroom



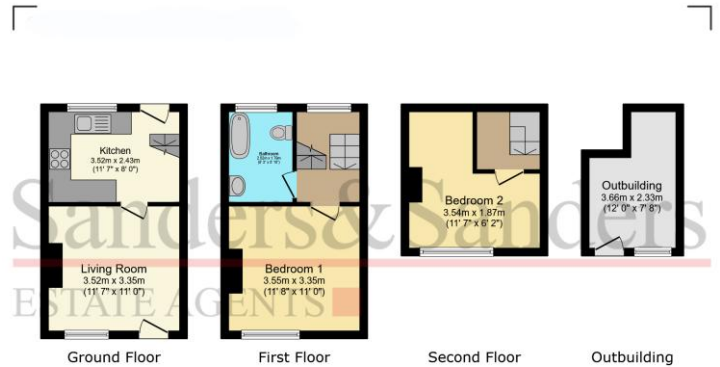
Outside

Allocated Brick Built Out House & Communal Courtyard with Shared Rear Access



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.



Total floor area: 61.4 sq.m. (661 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement, in part or in whole, in any respect.

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.