

# Sanders & Sanders

ESTATE AGENTS

## THROCKMORTON ROAD ALCESTER WARWICKSHIRE



A much extended and deceptively spacious, semi-detached family home boasting a sizeable sunny aspect garden to rear and located within a highly sought after area close to local schools and delightful riverside park. The versatile, generously sized, and much improved accommodation comprises: Reception Hall, five reception areas, utility room, downstairs cloakroom, four bedrooms, en-suite shower room, and bathroom. Block paved driveway for several vehicles.

**£500,000**

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# 54 Throckmorton Road, Alcester, Warwickshire, B49 6QB

**Reception Hall**



**Sunroom**



**Lounge**



**Kitchen/Breakfast Room**



**Dining Area**



**Study**



**Bedroom Three**



**Bedroom One**



**Bedroom Four**



**Bedroom Two**



**En-Suite Shower**



## Bathroom



## Garden

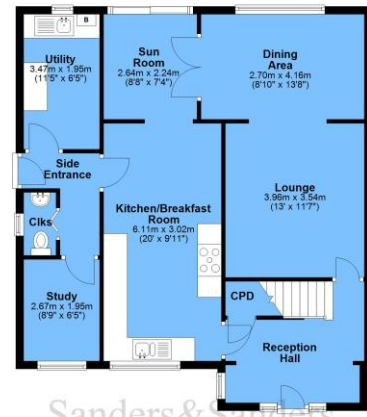


## Floor Plans & Property Details Disclaimer

**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.**

### Ground Floor

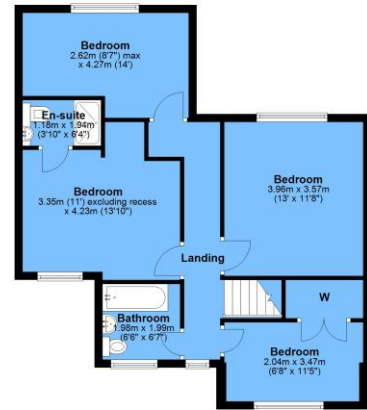
Approx. 80.9 sq. metres (871.0 sq. feet)



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### First Floor

Approx. 64.3 sq. metres (692.4 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.**