

# Sanders & Sanders

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## STRATFORD ROAD ALCESTER WARWICKSHIRE



A spacious end of terrace town house being set over three floors, boasting elevated views to the side elevation, and enjoying dual aspects. Located a stone's throw away from the town centre high street and having beautifully presented accommodation to include: Reception hallway, living room with patio doors, kitchen, three double bedrooms, en-suite shower room and bathroom. Fore-garden, delightful sunny aspect garden to rear and having two allocated parking spaces. EPC – C.

**£325,000**

Burton House, High Street, Alcester, Warwickshire, B49 5AB.  
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# 41 Stratford Road, Alcester, Warwickshire, B49 5AU

## Living Room

4.80m (15'9") x 4.10m (13'5")



## Kitchen

2.70m (8'10") x 1.90m (6'3")





**Bedroom One with Juliet Balcony**  
**4.80m (15'9") x 3.50m (11'6")**

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**En-Suite**

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**Bathroom**

**2.30m (7'7") x 1.70m (5'7")**

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**Second Floor**

**Bedroom Two**

**4.80m (15'9") x 3.50m (11'6")**

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**Bedroom Three**  
**3.70m (12'2") x 3.00m (9'10")**

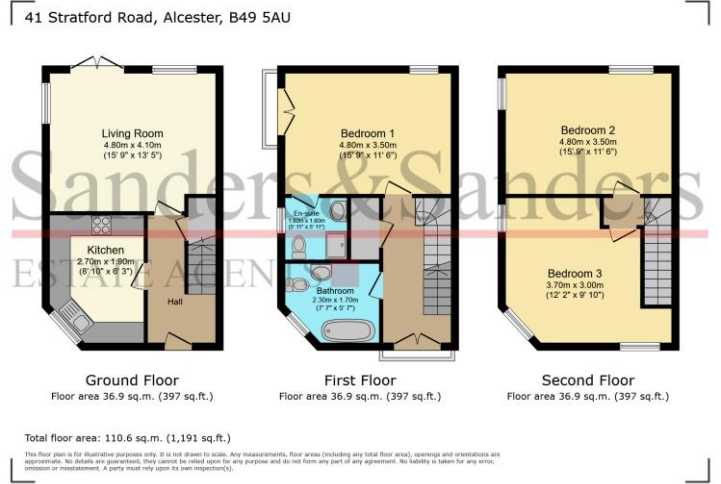


**Sunny Aspect Rear Garden**



**Floor Plans & Property Details Disclaimer**

**These 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.**



**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.**

**Allocated Parking (leasehold)**

**The vendor has informed us that there are two allocated parking spaces located on the communal parking area to the rear.**

**Ground Rent & service Charge for leasehold parking area.**

**There is an annual ground rent charge for the upkeep of the parking spaces and communal area. The ground rent amount payable for period 01/01/2025 – 31/12/2025 was £5.00.**

**The last half yearly service charge in advance was £315.82.**

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.