

NORRIS CLOSE ALCESTER PARK ALCESTER



A superbly presented, nicely proportioned and easy to maintain, semi-detached modern property, located a short stroll away from the town centre high street, and boasting a private outlook to the rear elevation. Comprising: Reception hall, lounge, breakfast kitchen with double doors opening out to garden, utility room, and downstairs cloakroom, Two double bedrooms and bathroom. Tandem driveway parking, fore-garden and good-sized garden to rear with gated access. EPC – B.

£289,950

5 Norris Close, Alcester Park, Alcester, Warwickshire, B49 5FJ

Lounge



Utility Room

Breakfast Kitchen



Downstairs Cloakroom



Bedroom Two



Bedroom One



Bathroom



Rear Garden



Outlook to Rear

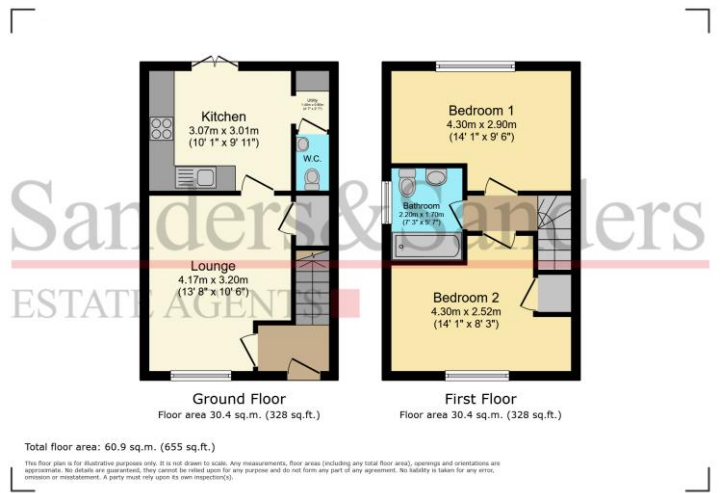


Open-Space Service Charge

We understand that the development will be subject to an open-space service charge, however the amount payable is not yet available.

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.

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 herein 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.