



**Pippin Close ,**  
Bidford-on-Avon, B50 4QQ

Jeremy  
McGinn & Co 



# Offers In The Region Of £350,000



An immaculately presented modern Detached family home built to a high standard in 2001 by Beazer Homes, situated in a small and quiet Cul de Sac in a popular residential area of Bidford-on-Avon with a small community children's play area approximately 100 yards from the property.

This lovely property has been kept in tip top condition and offers good size accommodation benefitting from a bright Living room with feature stone fireplace opening to a good size Dining room with french doors to the garden. A door leads into the fitted Kitchen and a Utility room with interior door into the Garage. There is also a Reception Hall and Downstairs Cloakroom.

Upstairs, the good size Landing provides access to Three excellent double Bedrooms, the Master Bedroom with fitted wardrobes and En-suite shower room. There is also a modern Family Bathroom.

To the rear, the property has a fully enclosed attractive Garden with large paved seating areas, a level lawn and edged shrub and flower borders around the perimeter, along with a timber shed.

The front of the property is approached over a shared block-paved drive (with one other property), and provides parking for two vehicles with a small shrub corner and an attractive young Rowan tree.







**Tax Band: E**

**Council: Stratford**

**Tenure: Freehold**



Bidford on Avon comprises a popular riverside village situated a few miles downstream from Stratford upon Avon and boasts a rich history with many characterful properties and a fine range of local amenities including shops, cafés, pubs and restaurants in addition to a supermarket and new medical centre.

Bidford's proximity to Stratford upon Avon & Alcester to which there are regular public transport services makes this a convenient place to live with so many country & riverside walks right on the doorstep.





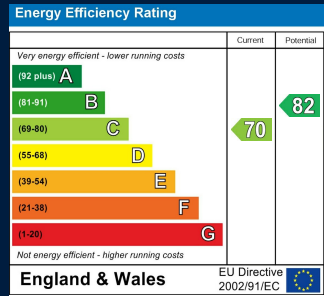
# Floor Plan



# Map



# Energy Performance



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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