



The Stumps, 3

Wixford, B49 6DA

Jeremy
McGinn & Co

Offers In The Region Of £425,000



Situated in the semi-rural village of Wixford, about 3 miles from Alcester, an Extended Semi-Detached home set over 3 floors, offering deceptively spacious family-size accommodation with **FOUR BEDROOMS** and a good-size, **SOUTH-FACING** Rear Garden with far-reaching countryside **VIEWS** to both front and rear.

The property is very well presented, having been updated in most areas and benefits from uPVC Double Glazing throughout, LPG Gas and all the features you would expect in a modern home.

Approached over a large Driveway which provides parking for 3/4 vehicles and access to the front door. Enter into a small porch with further door into the Reception Hall where a staircase leads to first floor.

Accommodation includes a modern, Extended Dining/Kitchen with integral appliances and a Dining area. A door opens to a Covered Side Passage, currently utilised as an excellent fitted Utility room which also provides access to the front and the rear of the property.

The Living room has a feature fireplace, wood effect flooring and window and french doors overlooking and opening to the rear terrace and Garden.

On the first floor there are Three good size Bedrooms, two with built-in wardrobes and a modern fitted Bathroom

A further staircase rises to the Second floor and the



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impressive Master Bedroom which has built in bedroom furniture, FABULOUS VIEWS to both front and rear and an En-suite Shower room.

The sunny Rear Garden is of a good size and has a SOUTH-FACING aspect. Mainly laid to lawn with a bricked terrace to immediate rear separated from the lawn with a row of flowering shrubs. A path leads from the terrace up the garden to a shed and a Greenhouse. The garden is fully enclosed with fencing and hedging.





Tax Band: C

Council: Stratford

Tenure: Freehold

Wixford is a hamlet and civil parish in the Stratford-on-Avon District of Warwickshire, England, situated 1.5 miles south of Alcester. The population at the 2011 census was 155. The area is largely agricultural with no large employers in the area, most residents commuting to larger towns nearby.

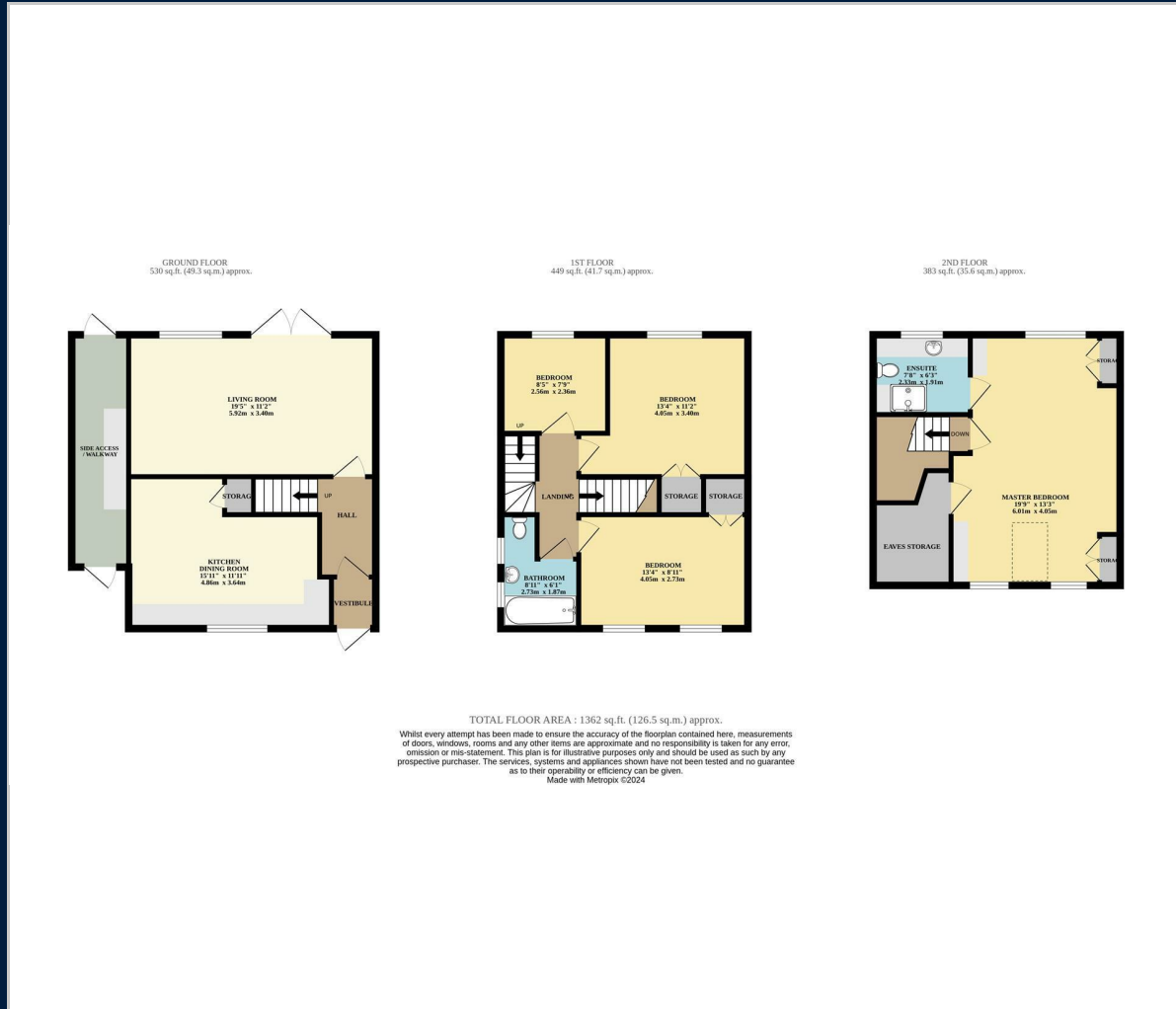
Wixford Bridge was built in the Imperial period, of red brick with stone dressings. It spans the Arrow to the west of the village.

Exhall & Wixford Cricket Club doubles up as the Village Hall where there is a wide range of community events (and cricket matches).

Nearby sits St Giles C of E which dates back to the 12th century which also offers a busy calendar of annual events.

The village falls into the catchment of Alcester Schools with a mini-bus service in operating in the area.

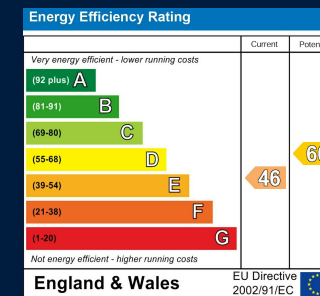
Floor Plan



Map



Energy Performance



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