



**Priors Grange ,**  
Salford Priors, WR11 8XP

Jeremy  
McGinn & Co 



# Available at Offers In The Region Of £365,000



Offered For sale with NO UPWARD CHAIN and having a great position in the corner of a quiet Cul-de-sac in the rural village of Salford Priors, a Three-bed, Detached family home with South-Easterly facing, Gardens to front, side and rear and backing onto the local recreation grounds and the far-distant Countryside Views beyond. The property is a few minutes walk from the local school and the shop.

The accommodation offers good potential for extension if required (subject to pp).

Enter through a Canopy Porch into the Reception hall. To the front of the property there is a good size Living room with fireplace and to the rear an open-plan Dining/Kitchen with appliances less than 2 years old and french doors to the garden. There is also a Downstairs WC and Understairs Cupboard with door into the Garage.

Upstairs there are Three large Double Bedrooms, the Master bedroom with fitted wardrobes and En-Suite, and, a Family Bathroom. Bedrooms 2 and 3 have beautiful far-distant views to the rear.

The front has good size lawned garden enclosed with mature shrubs, driveway parking and access to the integral GARAGE. The Rear and Side Gardens are fully enclosed, mainly laid to lawn with two paved seating areas and offer a South-Easterly aspect. A timber arch with clematis connects the two. There are many maturing shrubs and seasonal plants to the borders and access gates either side of the property.

The village has good local amenities including a Primary school, a local shop with Post office, public houses, a large activity/recreational field and plenty of open space in which to enjoy the beautiful surrounding countryside.







**Tax Band: D**

**Council: Stratford**

**Tenure: Freehold**

Salford Priors is a rural, agricultural village and civil parish about four miles south-west of Alcester and half a mile from Bidford on Avon in Warwickshire. The village is eight miles from the popular tourist town of Stratford upon Avon, the birthplace of William Shakespeare, and the River Avon runs near to it. Evesham lies seven miles to the south-west and is an important agricultural centre and soft fruit-growing area.





# Floor Plan



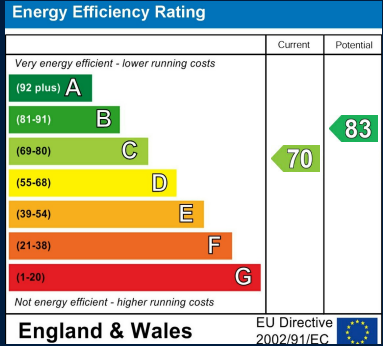
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# Map



# Energy Performance



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