



Icknield Street, Bidford-On-Avon, B50 4BX

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

Conveniently located in the heart of the delightful village of Bidford-On-Avon, this 2-bedroom semi-detached property offers a perfect blend of character and modern comfort. Situated in a peaceful residential area, it's an ideal home for couples, small families, or those seeking a tranquil retreat. The property is also inclusive to the annual village festivities, providing a community spirit.

The property itself is well presented throughout and the accommodation briefly comprises; a dining room with a feature original fireplace, a cosy lounge with understairs storage and stairs off to the first floor, a boot room with side access to the front and rear, a well-equipped breakfast kitchen having a comprehensive range of fitted classic wall, drawer & base units incorporating a Range oven. The first floor has two generously sized bedrooms, a shower room boasting lots of natural light and the loft has been fully converted with electrics and a Velux window, making this a versatile space. Outside, the rear garden is perfectly landscaped to incorporate multiple entertainment areas all year round, with a seating area perfect for al-fresco dining, a hot tub area and a summer house currently being used as a bar, all enjoying a good degree of privacy. There is a private gated side access leading to a blocked paved driveway providing parking for one vehicle.

The village of Bidford-on-Avon is a Saxon village situated on the River Avon near the western border of the county of Warwickshire, approximately 5 miles car drive south of Alcester, 7 miles from Stratford-upon-Avon and 8 miles from Evesham. The High Street offers a variety of eateries: Balti, fish & chips, Indian, pizza, pubs, restaurant and village café: as well as a number of shops including a butcher, florist, newsagent, optometrist, pharmacy as well as a number of beauty salons/hairdressers.





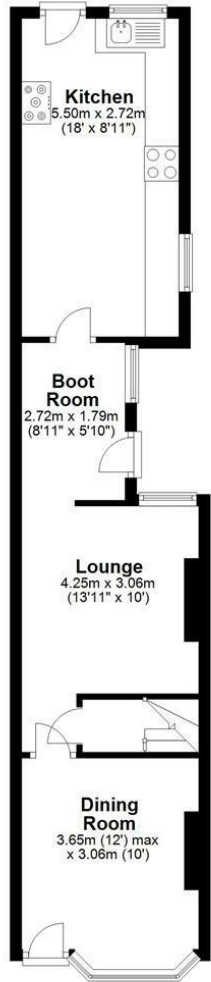
## Key Features

- Viewing Highly Recommended
- A Stunning Two Bedroomed Period Property
- Situated In The Heart Of Bidford-On-Avon And Close To Local Amenities
- Fantastic Garden With Multiple Entertainment Areas
- Home Bar & Hot Tub Area
- Cosy Lounge With A Original Feature Fireplace
- Breakfast Kitchen Incorporating Range Oven
- Two Double Bedrooms & Shower Room
- Converted Loft Space
- Off Road Parking

**Offers Over  
£330,000**



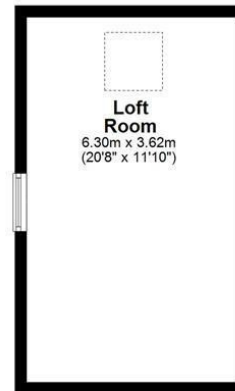
**Ground Floor**  
Approx. 43.8 sq. metres (471.4 sq. feet)



**First Floor**  
Approx. 32.7 sq. metres (352.0 sq. feet)



**Second Floor**  
Approx. 22.8 sq. metres (245.2 sq. feet)



Total area: approx. 99.3 sq. metres (1068.7 sq. feet)



EPC Rating - E

Tenure - Freehold

Council Tax Band - C

Local Authority  
Stratford Upon Avon

# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a viewing on this property please call 01789 387887

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



SALES

LETTINGS

PLANNING &  
ARCHITECTURE

COMMERCIAL

STRATEGIC  
LAND

NEW  
HOMES

BLOCK  
MANAGEMENT

RURAL



DISCLAIMER

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