



**Crawford Close, Bidford-On-Avon, B50 4EJ**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

Sheldon Bosley Knight are thrilled to present this well-presented and maintained freehold, extended bungalow residence. Offered for sale with vacant possession and no upward chain. Conveniently situated within the centre of the popular and thriving village of Bidford-on-Avon, close to all of its local amenities. Ideally suited to growing families, downsizers, mature couples or anyone looking for single-storey living.

Being nicely set back from the road and enjoying a good sized plot, internal inspection is absolutely essential to properly appreciate this deceptively spacious, well-appointed property, benefitting from a good degree of natural light. Gas central heating and UPVC double glazing throughout.

The accommodation briefly comprises: storm porch, leading into an entrance hallway having a refitted cloakroom, there is a good sized lounge overlooking the extensive front garden, a well equipped, extended dining kitchen having a comprehensive range of neatly fitted modern base drawer and wall units, incorporating a built-in double oven & hob, extractor fan and dishwasher. Double glazed French doors open into a good sized, brick based, Victorian style conservatory being centrally heated and having further French doors leading onto a paved patio area. There are three good sized bedrooms, two of which incorporate fitted wardrobes. The primary bedroom have a refitted shower room en-suite. There is also a refitted family shower room, having part-tiled walls, a white suite and double shower cubicle. A particular feature of this property is the neatly landscaped gardens to front and rear, with the addition of an extensive gravel-laid driveway providing parking for several vehicles. Side pedestrian access leads to a good-sized lawned rear garden, being fully enclosed and having established flower borders, trees and shrubberies.

Overall this is a great bungalow residence incorporating many pleasing features, we recommend early inspection to avoid disappointment!





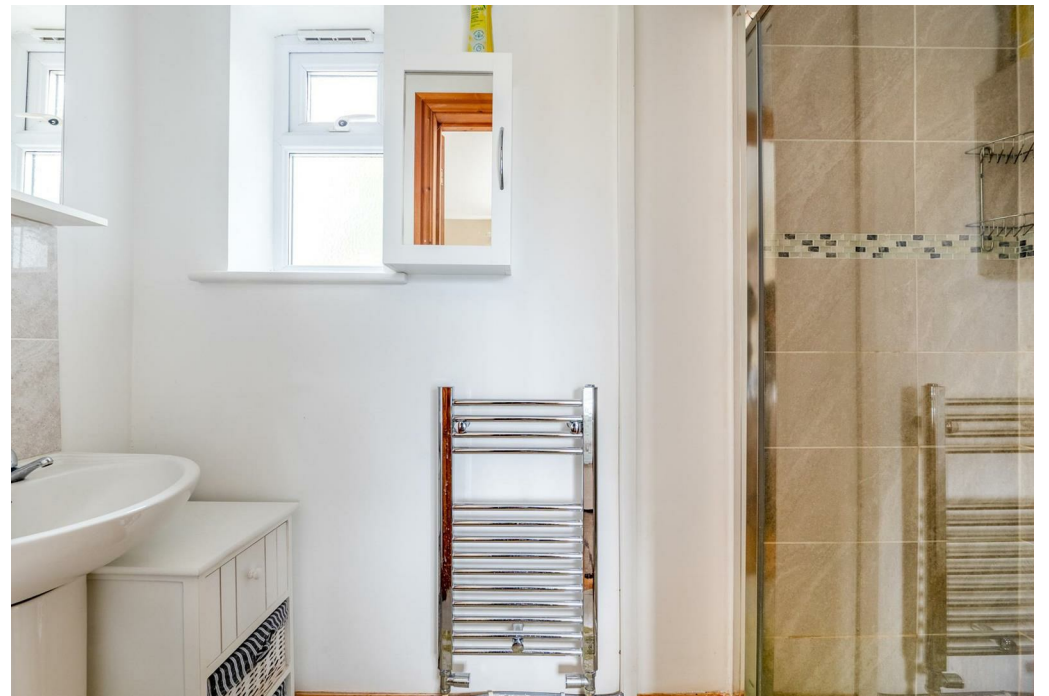


## Key Features

- Landscaped front and rear gardens with various plants, trees and shrubberies.
- Recently refitted shower room, part-tiled with low-level WC and hand wash basin.
- Parking for multiple cars on gravelled driveway.
- Primary bedroom with ensuite and built in storage.
- Located in the popular Saxon village of Bidford-on-Avon, approximately 5 miles from Alcester.
- Perfect for those looking for single-storey living.
- Gas central heating and UPVC double glazing throughout.
- Good sized, brick based, Victorian style conservatory.
- We recommend early inspection to avoid disappointment!

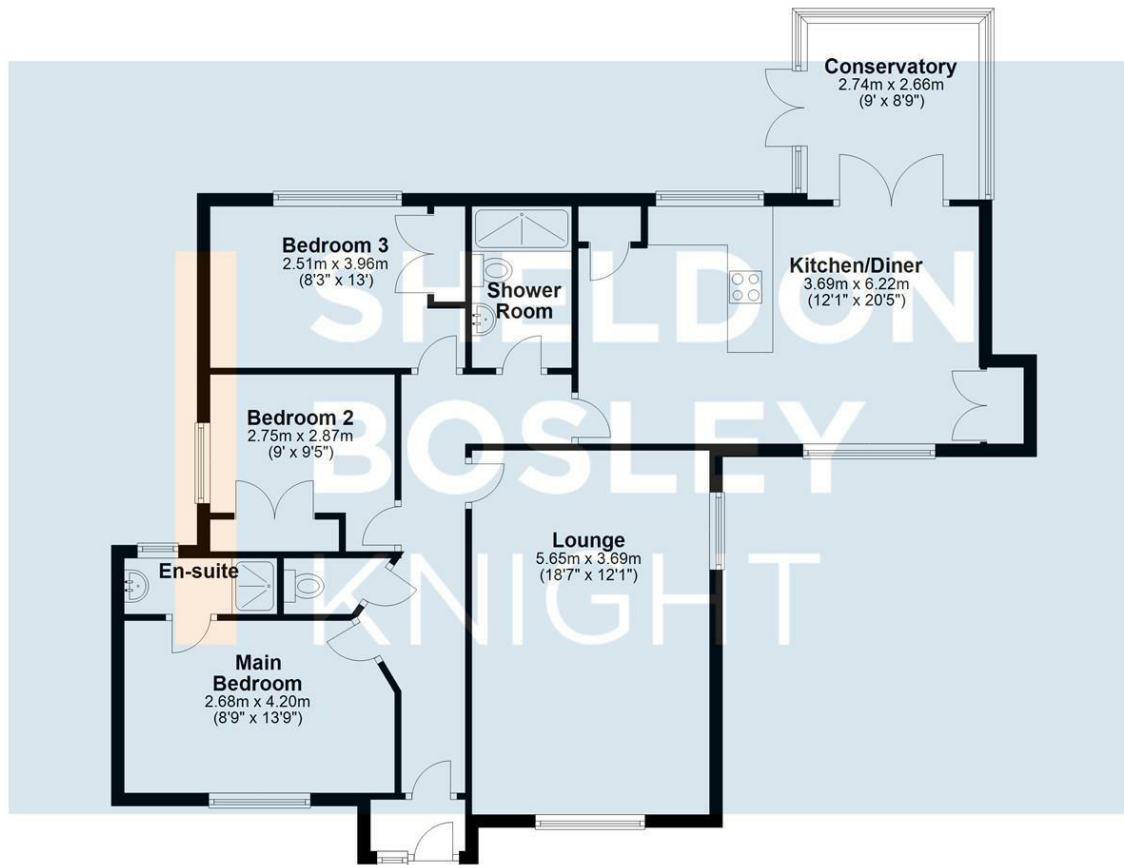
**Offers Around  
£350,000**







**Ground Floor**  
Approx. 101.8 sq. metres (1096.0 sq. feet)



Total area: approx. 101.8 sq. metres (1096.0 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.



EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority  
Stratford upon Avon District Council

# 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

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.