



Avon Way, Alcester, B50 4GP

Offers over £270,000



A wonderful three bedroom semi-detached home positioned nicely at the end of Avon Way. Embraced by serene field views to the front, two parking spaces and a well maintained rear garden. Internally, the property boasts a modern kitchen diner with patio doors onto the rear garden, a generous lounge, downstairs W.C, a family bathroom, two double bedrooms and a further single bedroom.

Nestled in the picturesque countryside, Bidford on Avon offers the perfect blend of tranquility and convenience. Situated just a short seven-mile drive from the historic charm of Stratford upon Avon and a mere eight miles from the bustling market town of Evesham, this village boasts a delightful array of amenities.

Explore a variety of shops, riverside pubs, and restaurants, all within easy reach. Bidford on Avon also boasts a primary school, church, and seamless transport links connecting you to nearby towns and villages.

The village's crown jewel, 'The Meadow,' provides a scenic playground for leisure activities and dog walking, enhancing the community's vibrant atmosphere.

For commuters, major transport arteries including the M40 via Warwick and the M5 near Evesham are easily accessible. Additionally, residents enjoy the convenience of regular direct train services to London Paddington from nearby stations such as Honeybourne and Evesham, ensuring effortless connectivity to the capital and beyond.



Living Room 13'8" x 11'11" (4.19m x 3.64m)

Kitchen / Dining Room 8'9" x 15'3" (2.68m x 4.67m)

Inner Hallway

WC

Landing

Bedroom One 9'3" x 15'3" (2.83m x 4.67m)

Bedroom Two 10'8" x 9'1" (3.27m x 2.79m)

Bedroom Three 10'8" x 5'10" (3.27m x 1.78m)

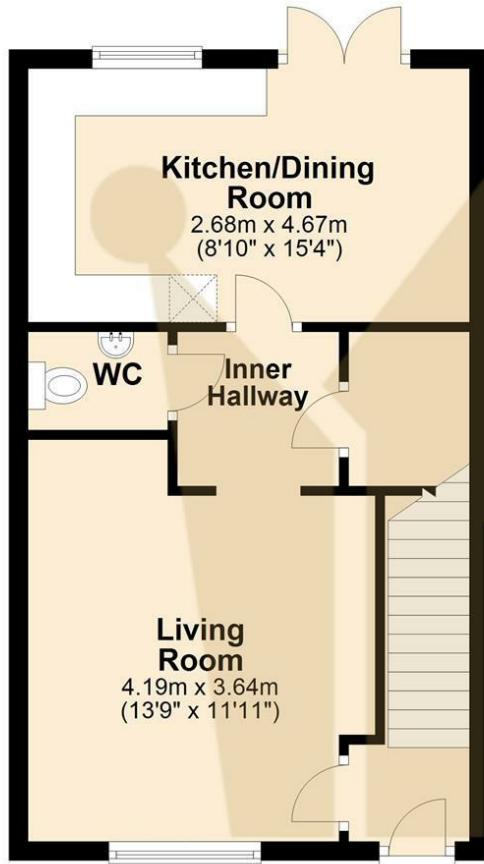
Bathroom 6'1" x 6'7" (1.87m x 2.02m)





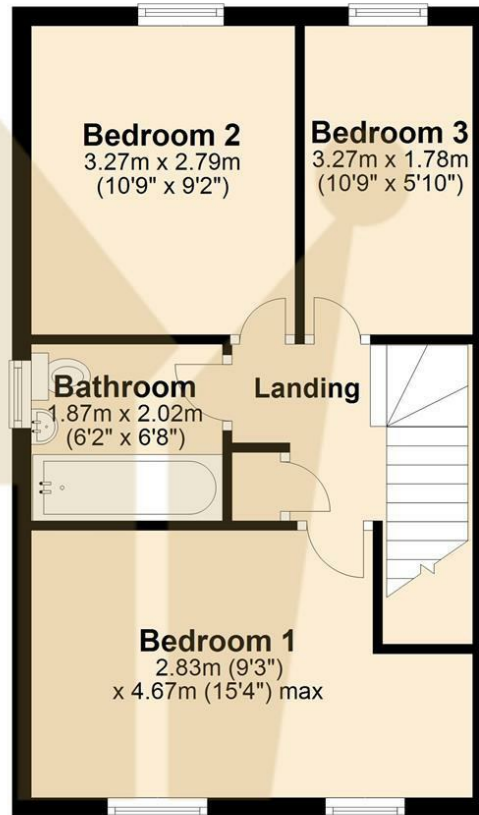
Ground Floor

Approx. 47.1 sq. metres (506.9 sq. feet)

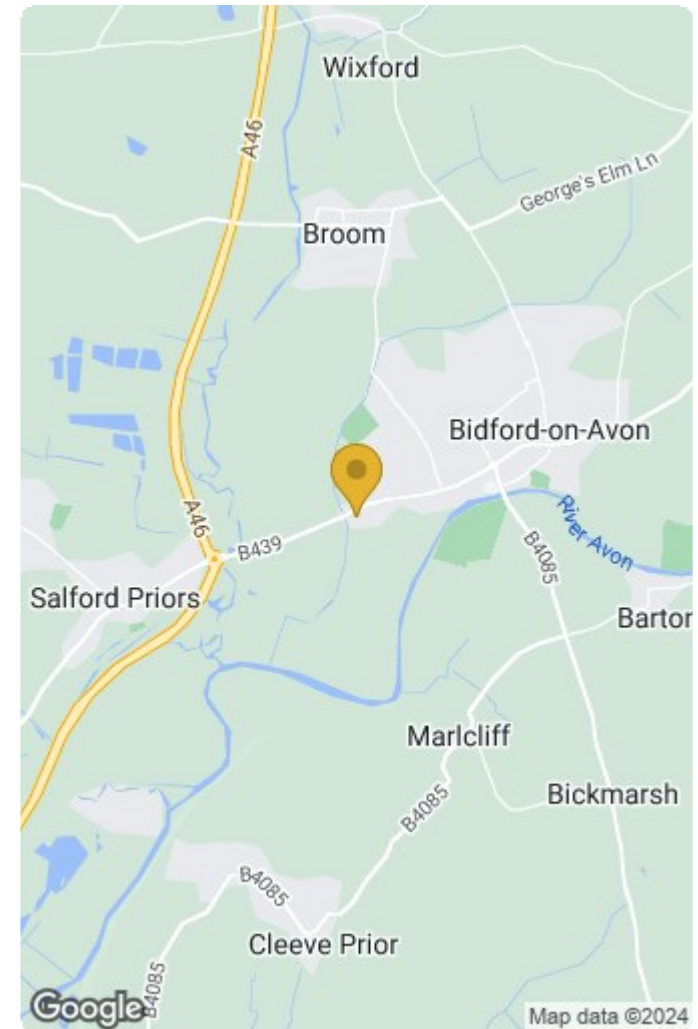


First Floor

Approx. 38.1 sq. metres (409.6 sq. feet)



Total area: approx. 85.1 sq. metres (916.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		