



Priors Grange, Evesham, WR11 8XP

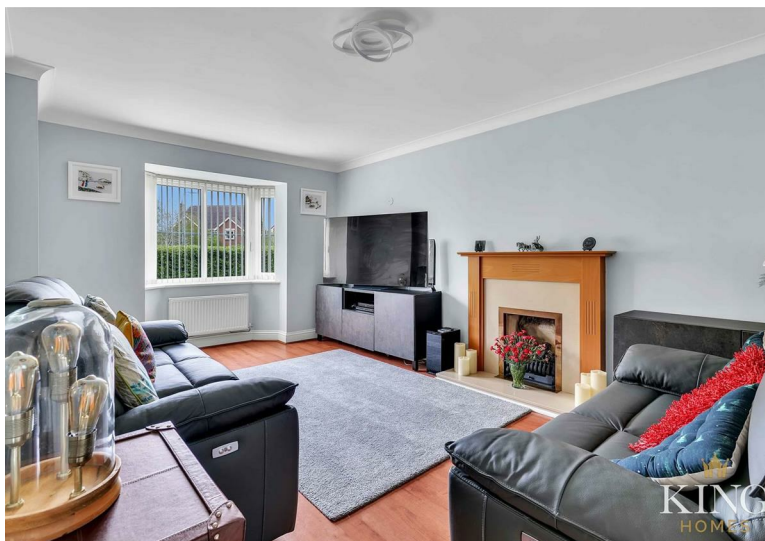
Guide price £490,000


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Beautifully presented and spacious family home located within the popular village of Salford Priors. This property features a driveway offering off street parking for two vehicles with a double garage in front, leading through to a welcoming entrance hallway with doors off to the superb fully fitted open plan kitchen diner which is the heart of the home and benefits from a utility room, and doors leading to the lounge and the garden room allowing access through bi fold doors to the rear garden. To the upstairs there are four bedrooms, an en suite to the master bedroom, and a family bathroom. To the outside is a mature rear garden which is mainly laid to lawn and a patio area perfect for external dining, having beautiful shrubbery and fence panels to the borders with side access leading to the front of the property.

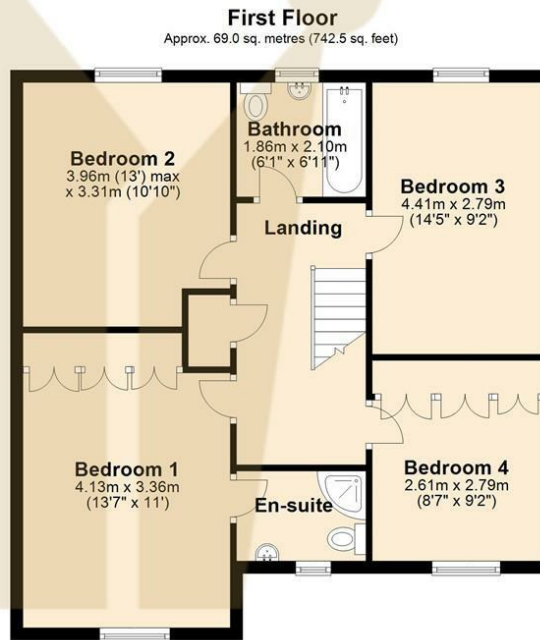
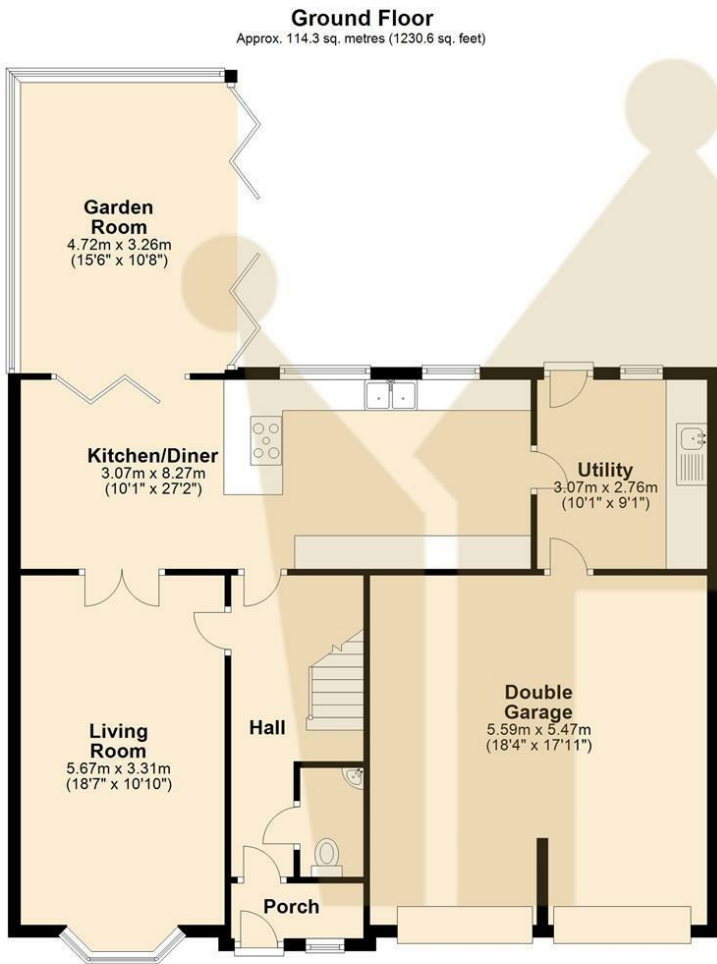
Location: Salford Priors is a rural village which has a primary school, public house, local shop and a parish church. The village is within easy reach of the larger towns of Alcester being just over approx 1 mile and Stratford upon Avon being approx just over 8 miles, both towns include a range of supermarkets, restaurants, cafes, gyms, leisure centres, the RSC theatre & cinemas. There are train stations with direct links to Birmingham city centre and London Paddington from Evesham & Stratford. The M5 & M40 motorways are easily accessible from Salford Priors, making it ideal for those wishing to commute.



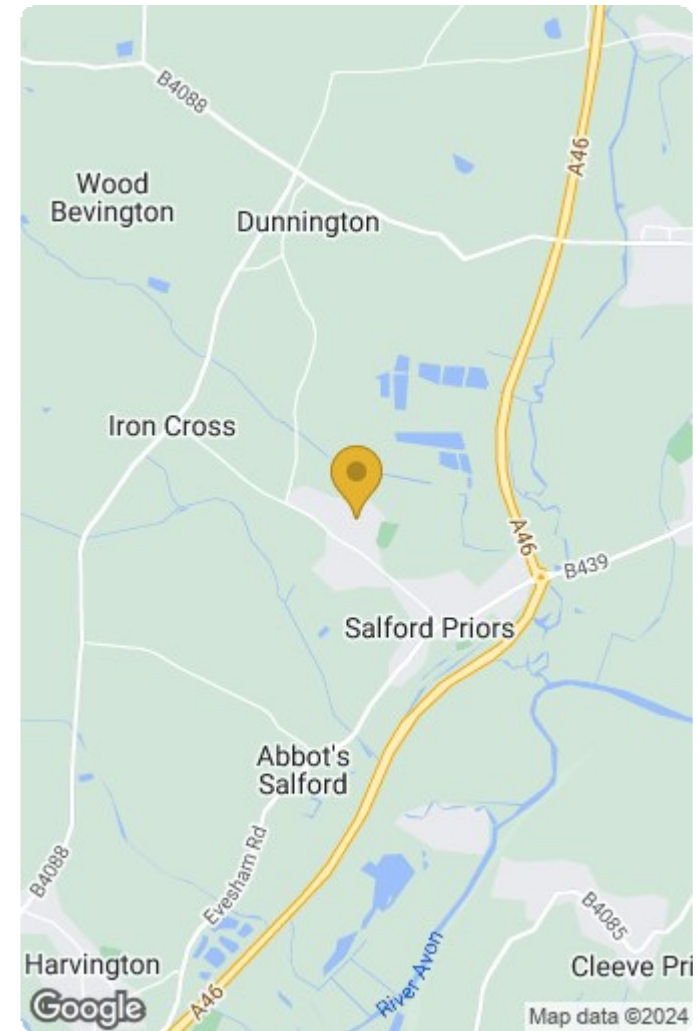
Porch	
Hall	
Living Room	18'7" x 10'10" (5.67m x 3.31m)
Kitchen / Diner	10'0" x 27'1" (3.07m x 8.27m)
Utility	10'0" x 9'0" (3.07m x 2.76m)
Garden Room	15'5" x 10'8" (4.72m x 3.26m)
Landing	
Bedroom One	13'6" x 11'0" (4.13m x 3.36m)
En-Suite	
Bedroom Two	12'11" x 10'10" (3.96m x 3.31m)
Bedroom Three	14'5" x 9'1" (4.41m x 2.79m)
Bedroom Four	8'6" x 9'1" (2.61m x 2.79m)
Double Garage	18'4" x 17'11" (5.59m x 5.47m)







Total area: approx. 183.3 sq. metres (1973.0 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	