



Spearhead Road, Alcester, B50 4GT

£565,000

**KING**  
HOMES



**\*\*Video Tour Available\*\*** 2114 Sq.Ft Approx Total. An impressive detached executive style, FIVE BEDROOM, THREE BATHROOM immaculate family home located in the stunning village of Bidford-On-Avon. The Village itself offers beauty and convenience in a balanced location making it great for family and 'down time', as well as being well connected for motorways and commuting. The River Avon being the main attraction, harbours stunning recreational space surrounding it, as well as shops and amenities for everything that you need.

This stunning home offers spacious living accommodation throughout, evident immediately at the entrance hall, the open plan feel breezes nicely between the spacious rooms and welcoming landings. Every piece of space has been conveniently utilised.

The property is finished to an exceptionally high standard. The versatile accommodation comprises:- reception hallway, cloakroom, lounge with a bay window to the front overlooking green space, play room, study, open plan family / dining / kitchen with integrated appliances, utility room and doors out to the rear garden, landing, master bedroom with fitted wardrobes, en-suite shower room, bedroom two with en-suite shower room, three further well proportioned bedrooms, family bathroom, sunny aspect large rear garden, double garage and off road parking for four plus vehicles.



**Entrance Hallway****Study** 7'11 x 9'10 (2.41m x 3.00m)**Lounge** 12'9 x 15'1 (3.89m x 4.60m)**Cloakroom****Play room** 12'1 x 10'2 (3.68m x 3.10m)**Kitchen Diner** 12'1 x 20'4 (3.68m x 6.20m)**Utility** 6'3 x 8'3 (1.91m x 2.51m)**Landing****Bedroom One** 11'4 x 20'1 (3.45m x 6.12m)**Ensuite****Bedroom Two** 12'4 x 10'2 (3.76m x 3.10m)**Ensuite****Bedroom Three** 8'10 x 10'2 (2.69m x 3.10m)**Bedroom Four** 8'10 x 9'10 (2.69m x 3.00m)**Bedroom Five** 7'11 x 10'5 (2.41m x 3.18m)**Family Bathroom****Double Garage** 21'1 x 17'8 (6.43m x 5.38m)

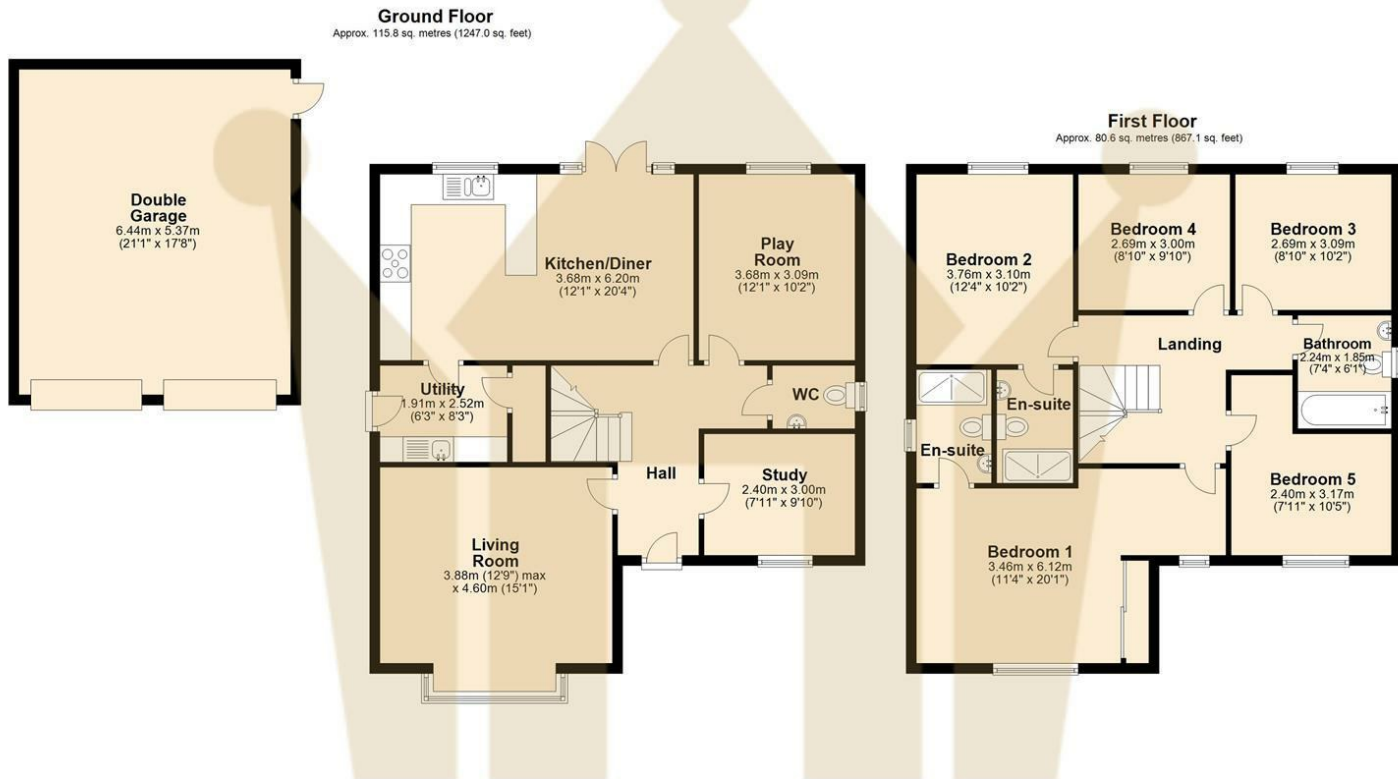




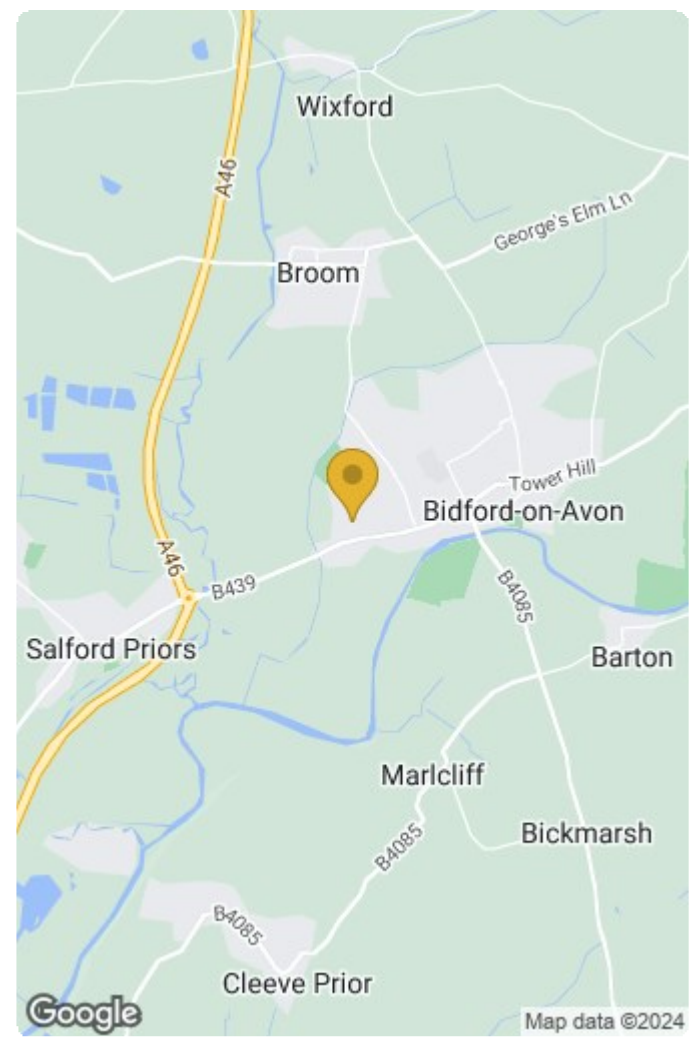








Total area: approx. 196.4 sq. metres (2114.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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