



Salford Road, Alcester, B50 4ES

Offers over £375,000


KING

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HOMES

This modern and spacious four-bedroom home, spanning approximately 1942 square feet, is located in the sought-after area of Bidford-on-Avon. Offering versatile living spaces, including an open plan kitchen and living area, this property is perfect for families. The master bedroom boasts a large dressing area and en-suite facilities. Additionally, there is a rear private garden, driveway, and garage, providing ample parking. Situated in a private and secluded position, this attractive property offers generous parking and well-presented living accommodation. The ground floor comprises an entrance hallway, open plan kitchen/diner/family room, utility room, WC, and a downstairs bedroom or office with an en-suite bathroom. On the first floor, you will find a landing area, spacious living room, a second bedroom with a balcony overlooking the rear garden, and a family bathroom. The top floor features another bedroom and a spacious master bedroom with a dressing area, built-in wardrobes, a balcony at the rear, and an en-suite shower. The property also benefits from an enclosed rear garden with a lawn and patio area for entertaining, as well as a single garage and driveway for off-road parking. With double glazing and gas central heating, this property is ready to move into. Viewing is highly recommended to fully appreciate all that this home has to offer.



Hall**Kitchen/Dining/Family Room**

39'10" x 7'6" (12.15m x 2.31m)

Utility

7'3" x 6'11" (2.21m x 2.13m)

Bedroom Three

12'4" x 6'11" (3.78m x 2.13m)

En Suite

5'2" x 6'11" (1.58m x 2.13m)

First Floor**Living Room**

14'2" x 18'8" (4.32m x 5.69m)

Bedroom Two

16'6" x 11'4" (5.04m x 3.46m)

Balcony

5'9" x 7'6" (1.76m x 2.31m)

Bathroom

5'8" x 6'11" (1.74m x 2.13m)

Second Floor**Bedroom One**

25'0" x 11'4" (7.64m x 3.46m)

Balcony

5'9" x 7'6" (1.76m x 2.31m)

En Suite**Bedroom Four**

9'5" x 8'6" (2.89m x 2.60m)

Garage

16'7 x 10'2 (5.05m x 3.10m)

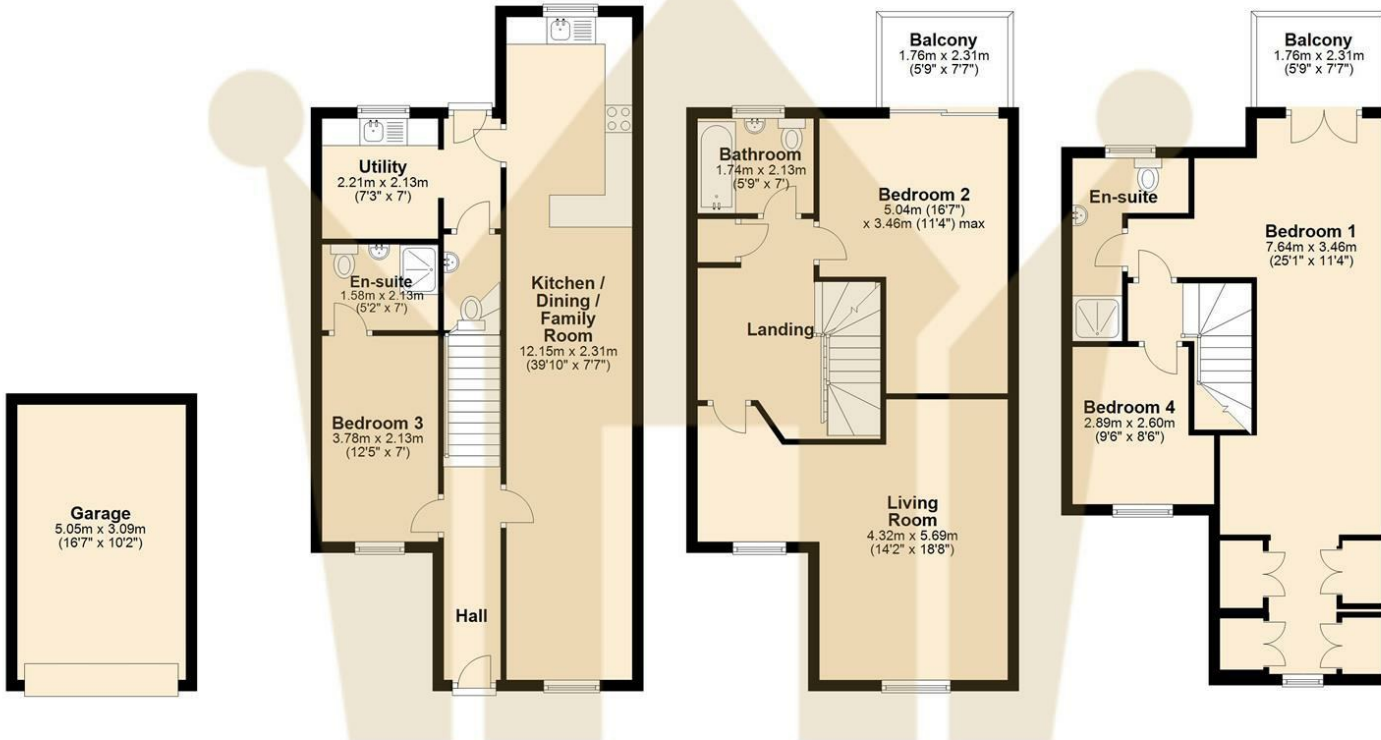




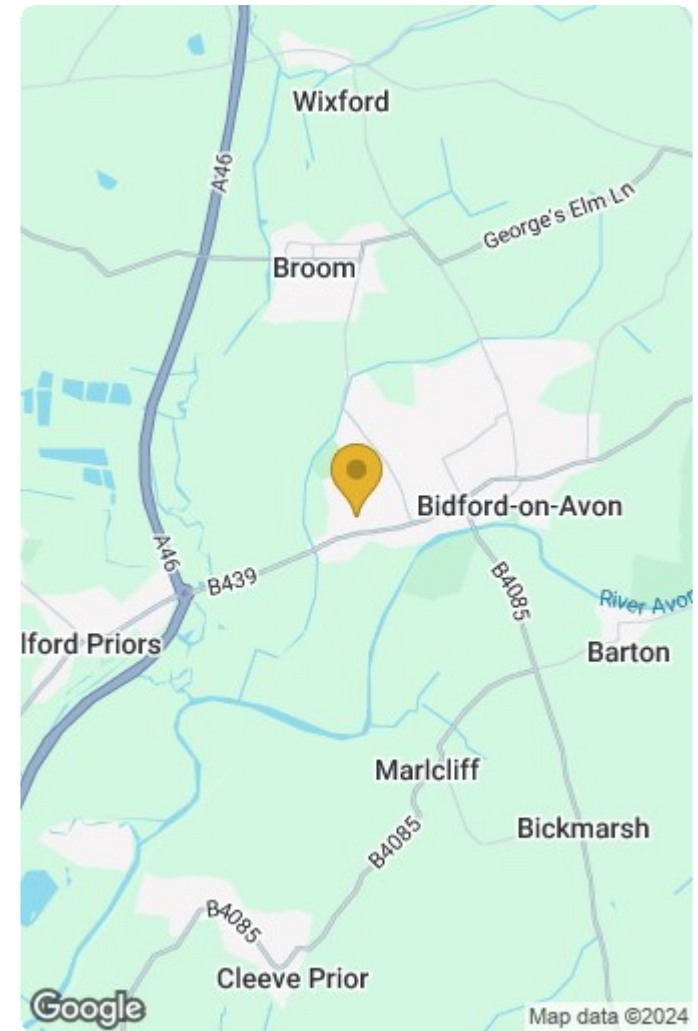
Ground Floor
Approx. 72.8 sq. metres (783.6 sq. feet)

First Floor
Approx. 56.7 sq. metres (610.5 sq. feet)

Second Floor
Approx. 50.9 sq. metres (548.0 sq. feet)



Total area: approx. 180.4 sq. metres (1942.0 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		