



Rowan Place, Alcester, B50 4GH

Offers in excess of £240,000



**\*NO CHAIN\*** This property presents an excellent opportunity for a first home or investment, situated in the central area of Bidford on Avon on a quiet cul-de-sac. It boasts an open plan living area with a fully equipped kitchen, a convenient downstairs W/C, and double doors that open up to the rear garden. On the first floor, you will find two bedrooms and a bathroom. The outside area features a well-maintained rear garden with a paved patio section and a shed, as well as a side gate that leads to a large driveway offering off street parking for two large cars. NHBC building warranty is still valid until April 2026.

Bidford-on-Avon has many amenities, including shops, supermarkets, pubs, restaurants and Primary School. This location provides easy access to Stratford- Upon- Avon, catchment to good schools/ nurseries and benefits from excellent transport links to include the A435 the M40 and M42 motorway networks, Stratford -Upon -Avon and Evesham train stations are nearby with mainline services to Birmingham and London Euston in under an hour.



**Hall**

**WC**

**Kitchen** 9'1" x 9'10" (2.78m x 3.01m)

**Living Room** 11'9" x 13'1" (3.60m x 4.00m)

**Landing**

**Bedroom One** 10'2" x 13'1" (3.11m x 4.00m)

**Bedroom Two** 8'3" x 13'1" (2.52m x 4.00m)

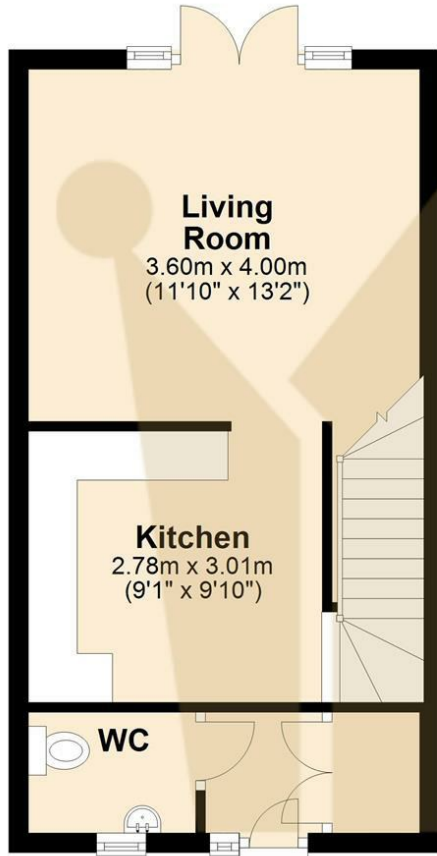
**Bathroom** 6'8" x 6'5" (2.05m x 1.96m)





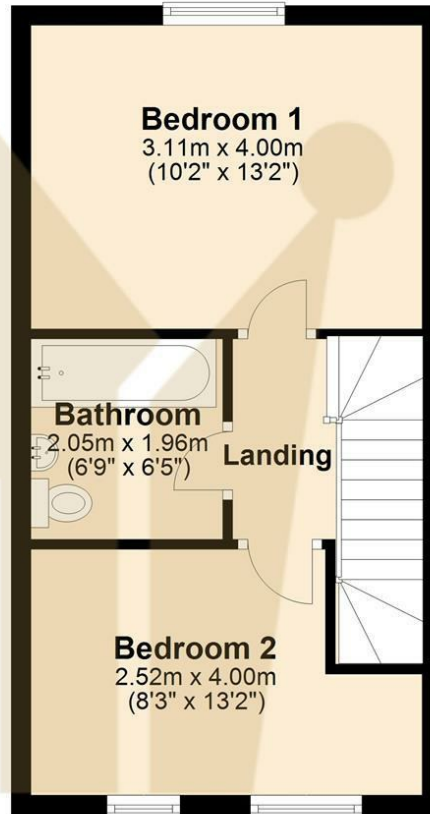
### Ground Floor

Approx. 31.3 sq. metres (336.8 sq. feet)



### First Floor

Approx. 31.5 sq. metres (339.6 sq. feet)



Total area: approx. 62.8 sq. metres (676.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A			
(81-91) B		82	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	