



Westholme Road, Alcester, B50 4AN

Offers in excess of £375,000



Well-proportioned, THREE BEDROOM, detached bungalow located on a generous plot on the popular Westholme Road, Bidford-on-Avon close to excellent local amenities and transport connections. Offered for sale with NO ONWARD CHAIN. Driveway and garage for ample parking, entrance hallway, living room with sliding doors to conservatory and garden, kitchen / dining room, three bedrooms, family bathroom, WC and generous enclosed rear garden with patio areas and store room.

This spacious, detached home offers exceptional versatility and untapped potential, occupying a generous plot. The property has three bedrooms providing flexible living spaces that can be easily adapted to suit varying needs. Upon entering through the welcoming hallway, you'll find a guest WC, a ground floor bathroom, three ground floor bedrooms, generously sized living room with sliding doors to the conservatory which opens to the garden, a fitted kitchen / dining room.

The exterior features a block paved driveway and integral garage, offering ample off-road parking at the frontage. The rear garden is beautifully mature and exceptionally private, bordered by shrubs and fence panels. Additionally, there are two paved patio area's, one being undercover ideal for outdoor dining all year round, a storage room, and access to the garage and driveway.

This property offers the added advantages of double glazing and gas central heating, ensuring comfort throughout the year. Moreover, it presents excellent opportunities for further development, pending necessary plans and permissions. To fully appreciate the possibilities and avoid missing out, early viewing is highly recommended.

Bidford on Avon is an attractive riverside village, situated midway between Stratford-upon-Avon and Evesham. Access to the country's motorway system can be attained via the M40 and M42 at Warwick. Bidford has its own supermarket, primary school, library, post office, dentist, health centre, pubs, restaurant and general retail outlet.



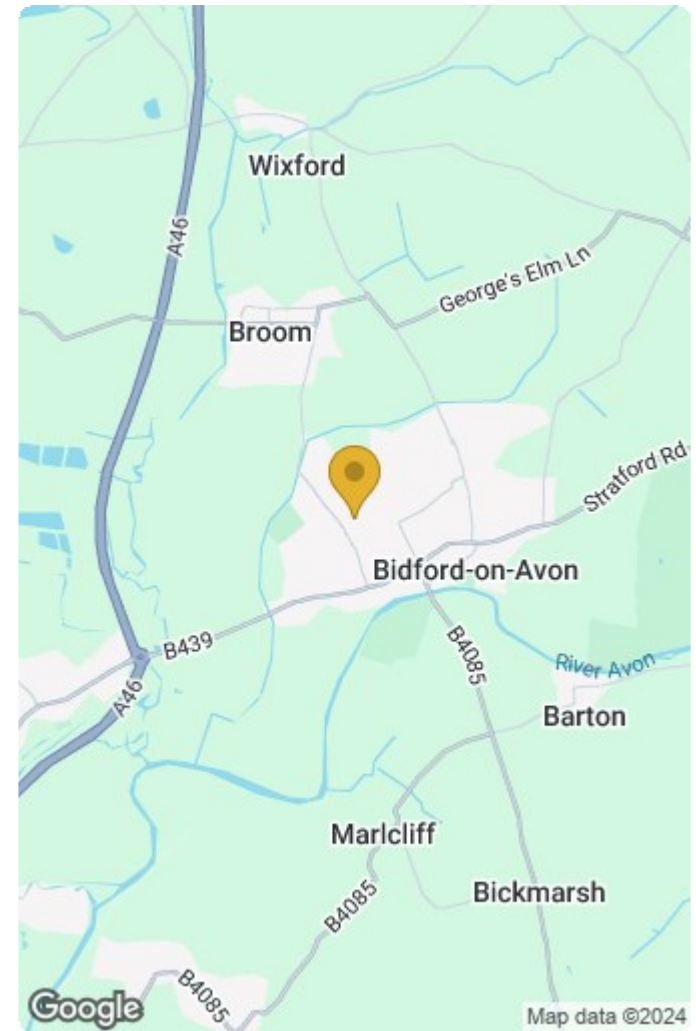
Hall**Living Room** 11'2" x 18'6" (3.42m x 5.65m)**Conservatory** 9'7" x 11'9" (2.93m x 3.59m)**Kitchen / Diner** 15'2" x 13'5" (4.64m x 4.09m)**Bedroom One** 9'11" x 10'8" (3.04m x 3.27m)**Bedroom Two** 8'3" x 9'2" (2.54m x 2.80m)**Bedroom Three** 9'11" x 9'2" (3.04m x 2.80m)**Bathroom** 5'11" x 5'4" (1.81m x 1.65m)**WC****Garage** 16'7" x 7'5" (5.06m x 2.28m)**Store**







Total area: approx. 110.4 sq. metres (1187.8 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 (CO₂) 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	