



Rowan Place, Alcester, B50 4GH

Offers in excess of £230,000

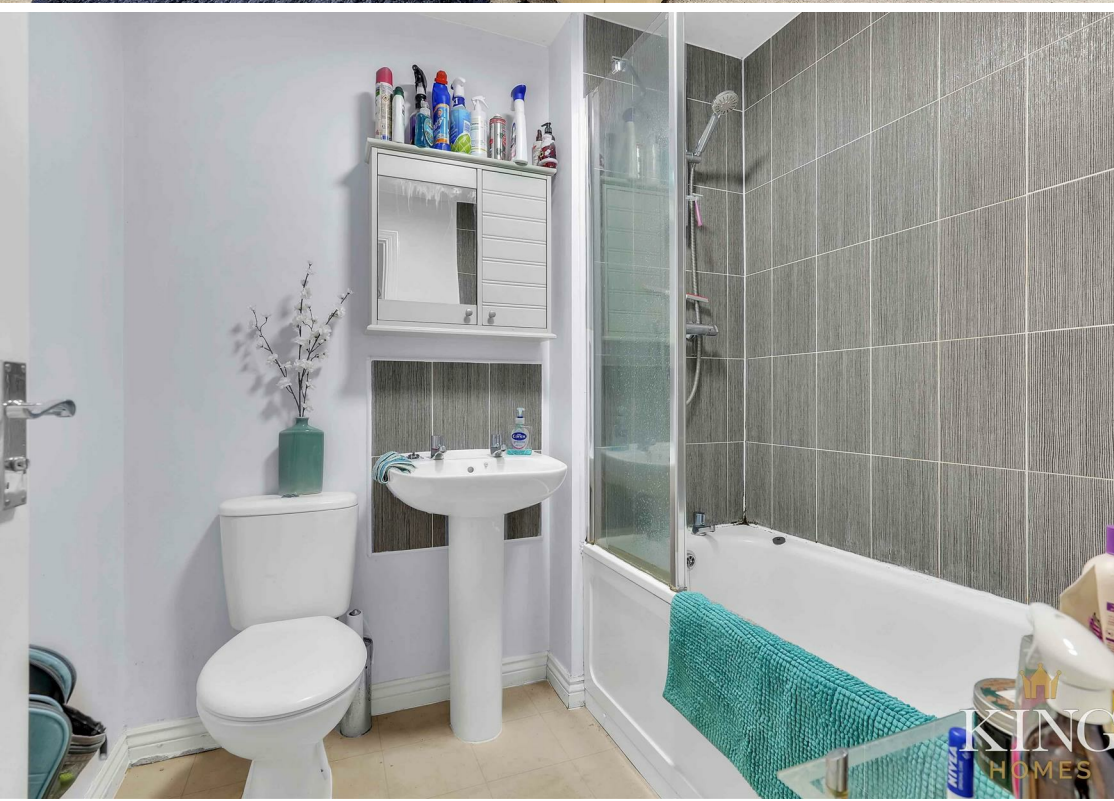


This property offers a remarkable opportunity for both first-time buyers and investors, located in a tranquil cul-de-sac in the heart of Bidford on Avon. It features an open-plan living space that includes a fully equipped kitchen, a convenient downstairs W/C, and double doors that lead to the rear garden. The first floor comprises two bedrooms and a bathroom. The exterior boasts a well-kept and private rear garden with a paved patio area and a shed, along with a side gate providing access to a spacious driveway that accommodates off-street parking for two vehicles. The NHBC building warranty remains 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.



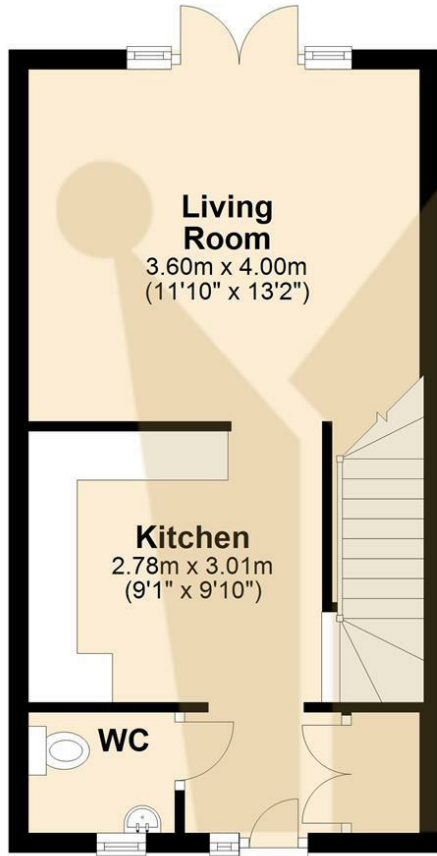
Kitchen	9'1" x 9'10" (2.78 x 3.01)
Living room	11'9" x 13'1" (3.60 x 4.00)
W/C	
Bedroom One	10'2" x 13'1" (3.11 x 4.00)
Bedroom Two	8'3" x 13'1" (2.52 x 4.00)
Bathroom	6'8" x 6'5" (2.05 x 1.96)





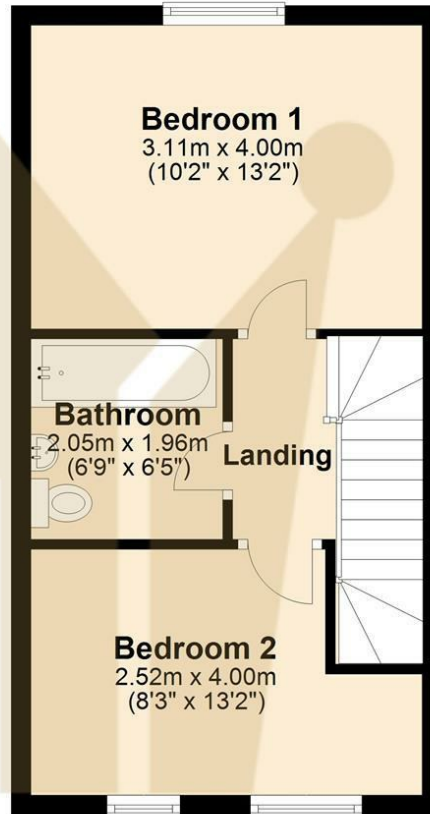
Ground Floor

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

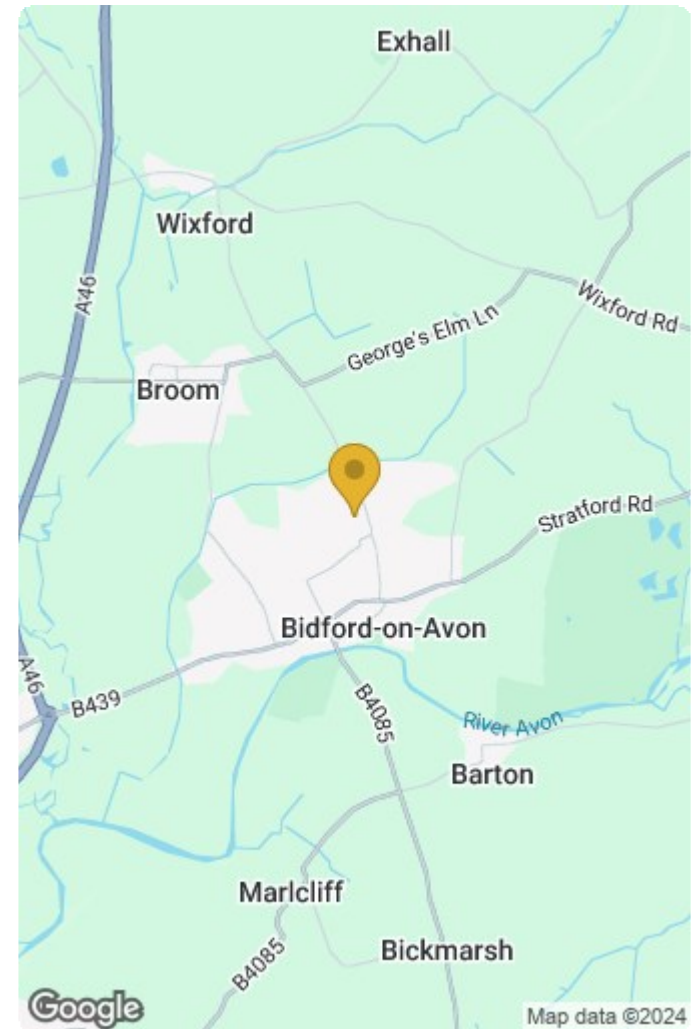


First Floor

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			
(92 plus) A			96
(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 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	