



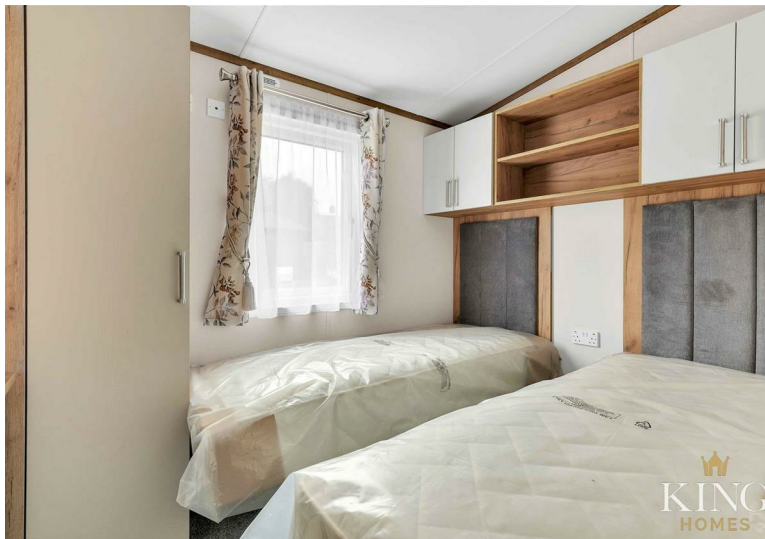
Wixford Grange, Alcester, B49 6DG

Price £85,000


KING

KING
HOMES

Located in the sought-after community of Wixford Grange, this park home features a driveway that offers off-street parking, with steps that lead into an open-plan living area. This space is enhanced by windows and doors that surround it, facilitating an abundance of natural light. The kitchen is equipped with both wall and base mounted units, complemented by attractive work surfaces. Progressing through the inner hallway, you will find a shower room and two bedrooms, with the master bedroom benefiting from an ensuite and a generously sized storage cupboard. This property is being sold with NO CHAIN.



Open plan living area 19'3" x 12'7" (5.89 x 3.86)

Bedroom One 8'2" x 6'6" (2.50 x 1.99)

Ensuite

Bedroom Two 8'2" x 6'6" (2.50 x 1.99)

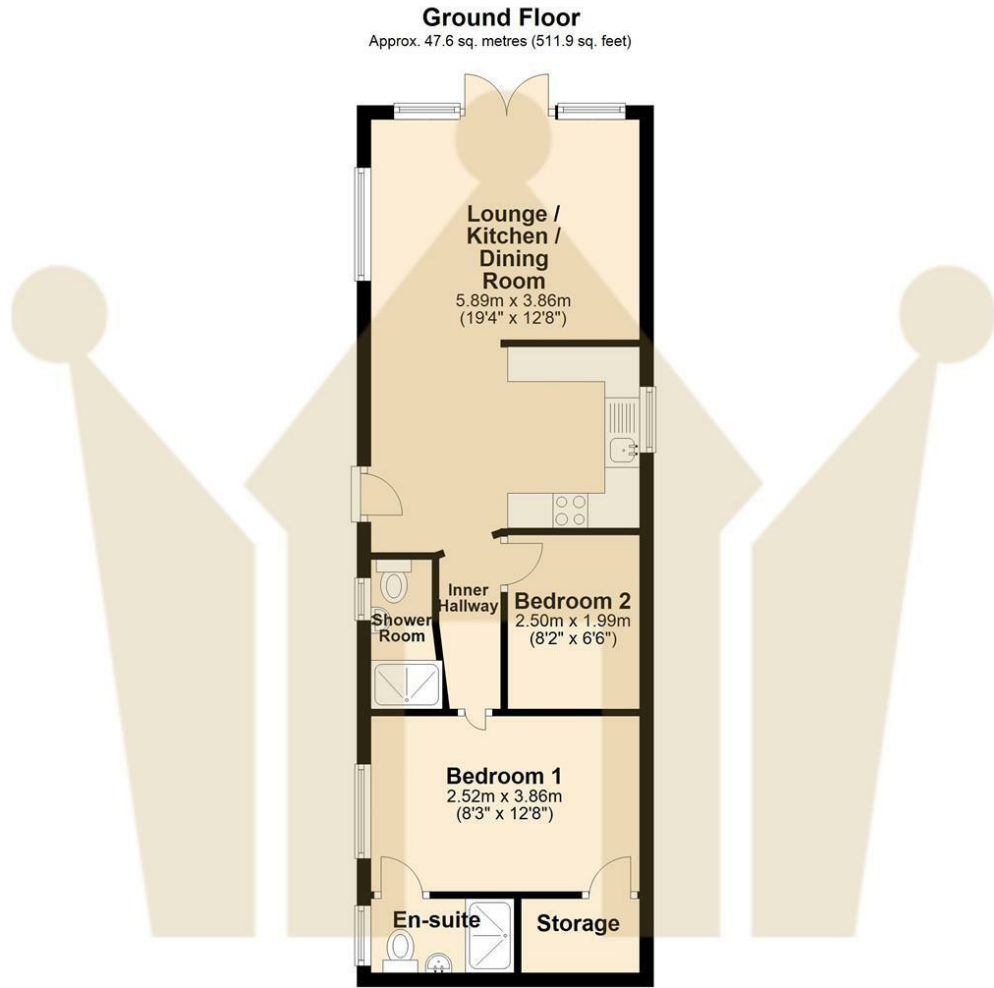
Shower room

Location

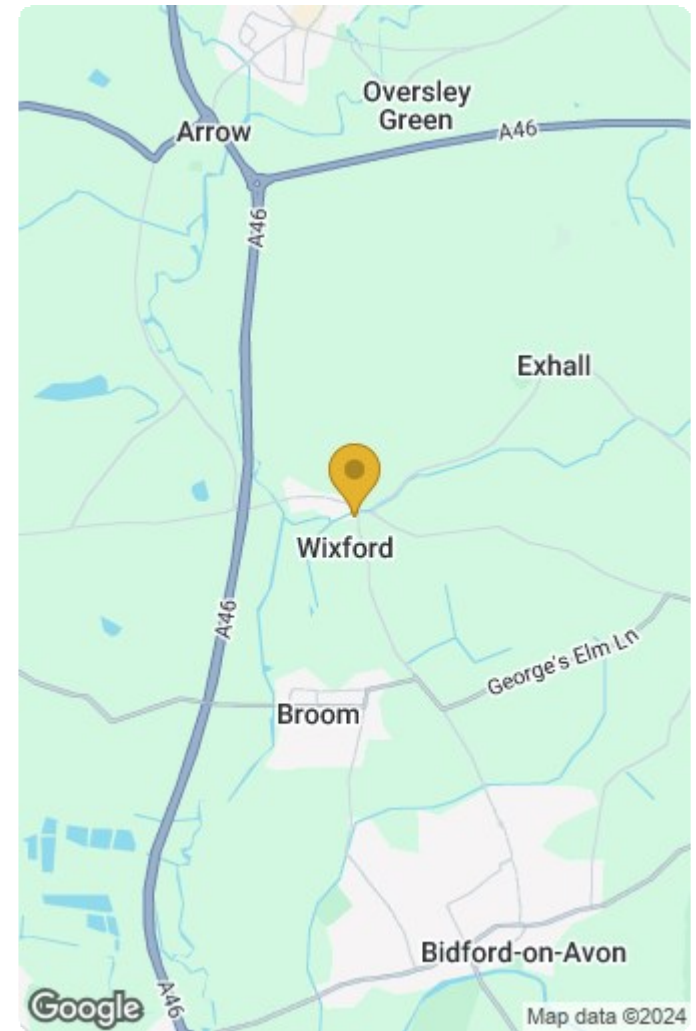
Location: Wixford, a picturesque riverside village, is nestled in the breathtaking Warwickshire countryside. Situated just 1.5 miles from the abundant amenities of Alcester, a bustling market town, and a mere 15-minute drive from the renowned Stratford-upon-Avon, Wixford boasts two charming village pubs and is also a gateway to the beloved Heart of England Way.







Total area: approx. 47.6 sq. metres (511.9 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		