

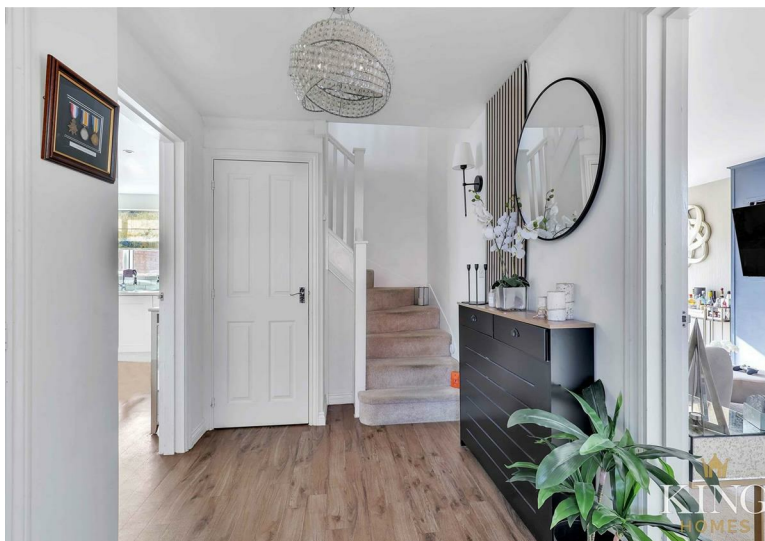


Russet Way, Alcester, B50 4QN

£425,000



Nestled in a cul-de-sac in the highly desirable village of Bidford on Avon, this spacious family home includes a driveway and garage. The property welcomes you with an inviting entrance hallway that features stairs leading to the first floor, a practical downstairs cloakroom, and a door that opens into the lounge area, which is enhanced by a front-facing window and double doors that open to the rear garden. On the opposite side of the entrance hallway, the fully equipped kitchen diner benefits from windows to the front and side and connects seamlessly to the utility room, which also provides access to the rear garden. The first floor comprises four generously sized bedrooms, with the master bedroom complete with an en suite bathroom, in addition to a family bathroom. Outside, the private rear garden offers a seating area perfect for al fresco dining, while the remainder of the garden is laid to lawn and enclosed by fence panels. A gate grants access to the driveway, and there is also a door from the garden leading to the single garage, which presents opportunities for additional storage above and is equipped with an electric door.



Entrance Hallway**Kitchen Dining room**

19'4" x 18'2" (5.9 x 5.56)

W/C**Living Room**

19'4" x 10'11" (5.90 x 3.33)

Bedroom One

9'10" x 11'2" (3.02 x 3.41)

Ensuite

4'4" x 6'3" (1.34 x 1.91)

Bedroom Two

9'4" x 11'8" (2.86 x 3.56)

Bedroom Three

13'0" x 10'8" (3.97 x 3.27)

Bedroom Four

7'10" x 9'2" (2.41 x 2.80)

Family bathroom

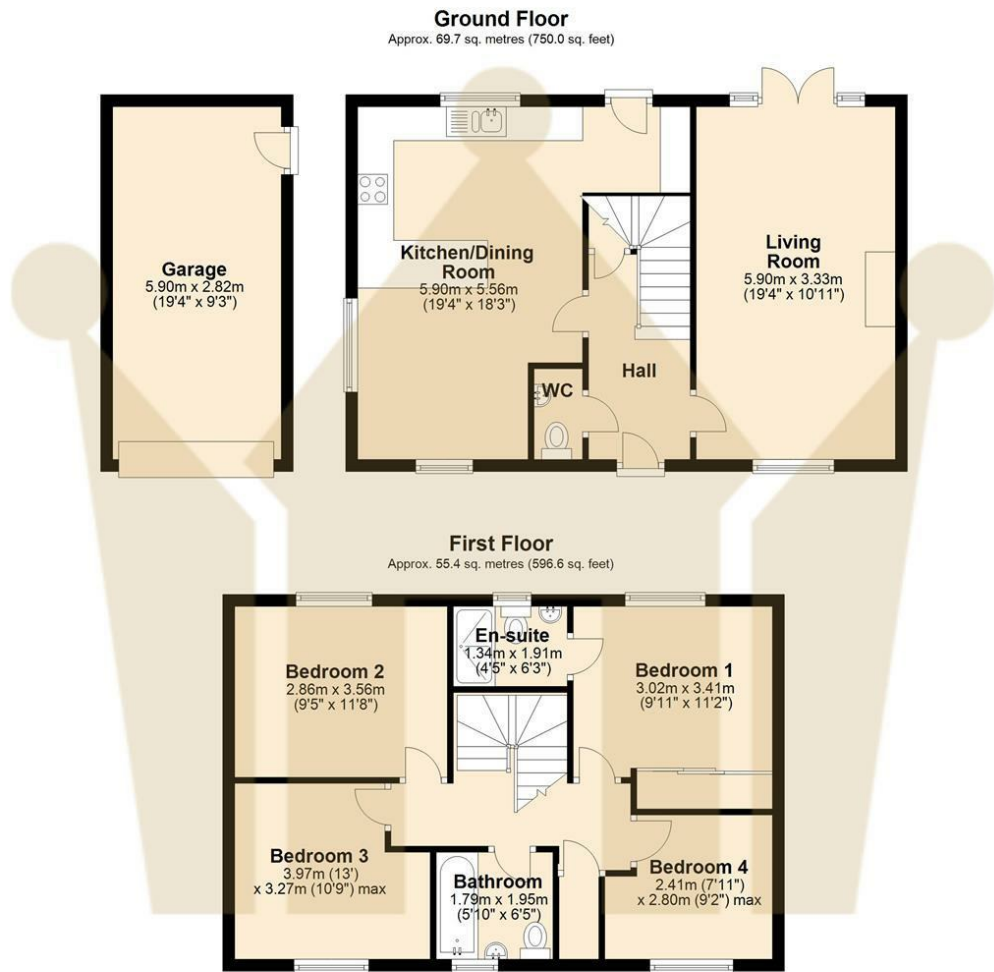
5'10" x 6'4" (1.79 x 1.95)

Garage

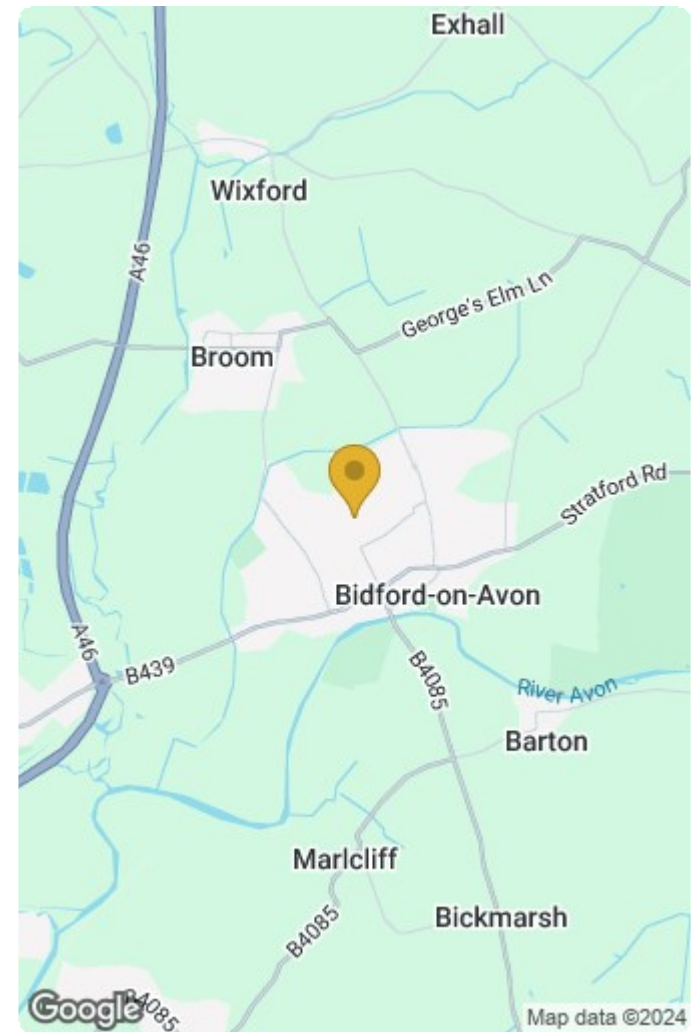
19'4" x 9'3" (5.90 x 2.82)







Total area: approx. 125.1 sq. metres (1346.6 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	