



**Saxonfields, Alcester, B50 4BS**

**Offers in excess of £180,000**

  
**KING**  
HOMES

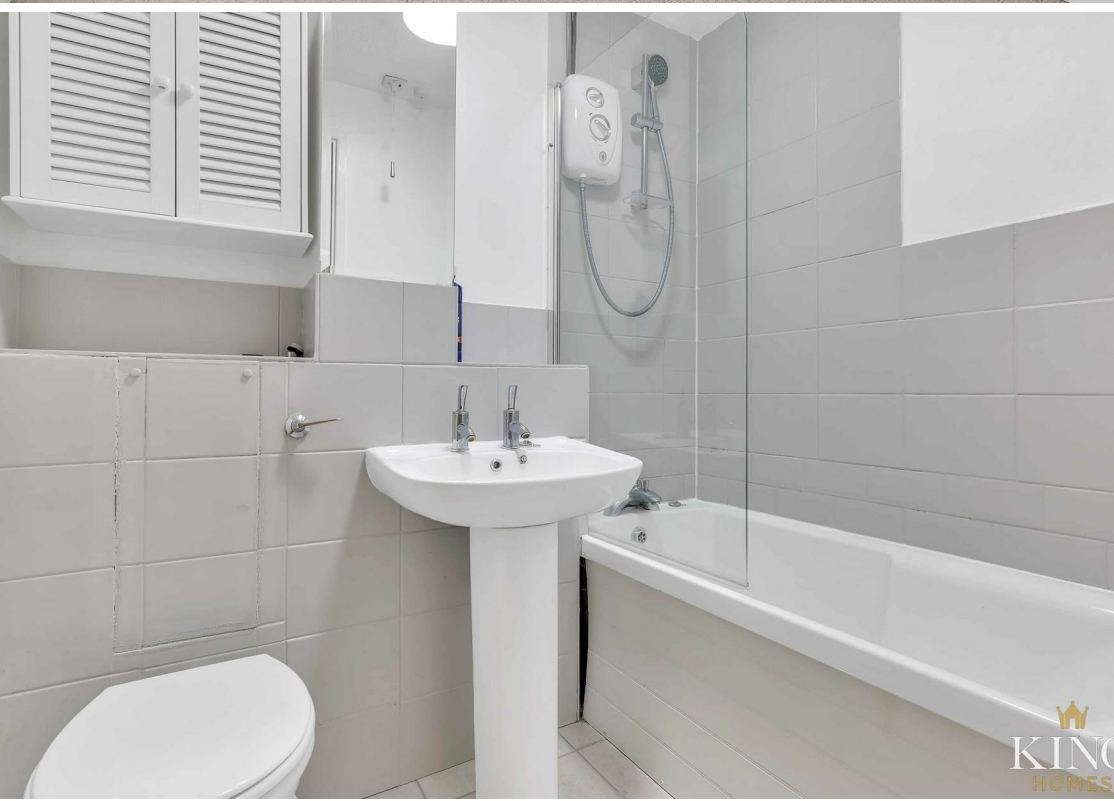


Perfect for first-time buyers or investors, this delightful mid-terrace property is located in the heart of Bidford-on-Avon village. The home features two bedrooms and comes with an allocated parking space. Inside, you'll find a welcoming front patio area with an entrance porch, a spacious lounge with stairs leading to the first floor, and a kitchen/diner with direct access to the rear garden. To the rear, there's a decked area leading onto a stoned section, bordered by fence panels, with a gate providing rear access. Upstairs, there are two well-sized bedrooms and a modern bathroom. Offered with no onward chain, this property is ready for you to move in.



Porch	
Lounge / Diner	12'7" x 11'1" (3.85m x 3.40m)
Kitchen / Breakfast Room	8'6" x 11'1" (2.61m x 3.40m)
Landing	
Bedroom One	6'0" x 11'1" (1.84m x 3.40)
Bedroom Two	5'4" x 11'1" (1.65m x 3.40m)
Bathroom	6'0" x 4'7" (1.85m x 1.41m)





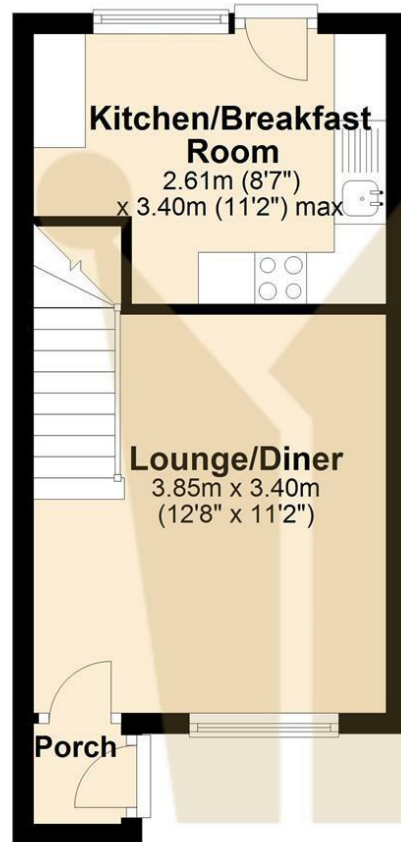






## Ground Floor

Approx. 23.2 sq. metres (250.1 sq. feet)

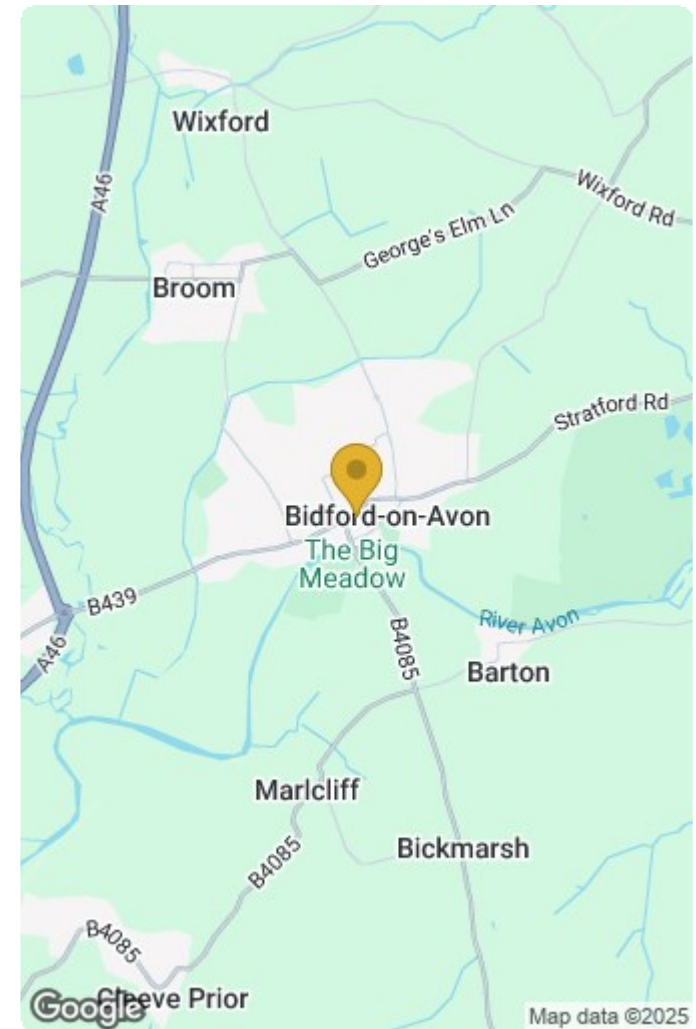


## First Floor

Approx. 21.8 sq. metres (234.4 sq. feet)



Total area: approx. 45.0 sq. metres (484.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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 <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	