



**Chestnut Way, Alcester, B50 4GA**

**Offers over £280,000**

  
**KING**  
HOMES



This charming three-bedroom semi-detached property, located in the desirable village of Bidford on Avon, offers a fantastic opportunity for family living. The property benefits from a driveway providing off-road parking, as well as a single garage for additional storage or parking space.

Entering the property, you'll find an inviting hallway with stairs rising to the first floor and a door leading to a convenient ground floor W/C. The kitchen breakfast area is positioned at the front of the property, offering a pleasant view of the front elevation, while the spacious lounge diner at the rear features double doors that open directly onto the private rear garden.

Upstairs, the property boasts three good-sized bedrooms, each offering plenty of space and natural light. The family bathroom is also located on the first floor, serving the three bedrooms.

Externally, the garden is mainly laid to lawn with a paved patio area, perfect for outdoor dining or relaxation. An undercover decking area from a pergola adds a cosy spot for enjoying the garden all year-round. The garden is fully enclosed with fence panels to the borders, ensuring privacy. A door at the rear of the garden leads directly into the single garage, which is also accessible via an up-and-over door to the front of the property.

This property offers a wonderful combination of indoor and outdoor space, ideal for modern family life in a peaceful village setting.



**Location**  
Situating picturesque historic Anglo Saxon town of Bidford on Avon, the 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.

**Ground Floor**

**Hall**

**Kitchen** 10'8" x 6'11" (3.26m x 2.13m )

**WC**

**Lounge/Diner** 13'11" x 13'10" (4.26m x 4.22m )

**Garage** 19'10" x 9'2" (6.05m x 2.80m )

**First Floor**

**Landing**

**Bedroom One** 13'3" x 7'4" (4.04m x 2.26m )

**Bedroom Two** 11'5" x 7'4" (3.49m x 2.26m )

**Bedroom Three** 8'9" x 5'10" (2.67m x 1.79m )

**Bathroom** 5'9" x 5'10" (1.76m x 1.79m )





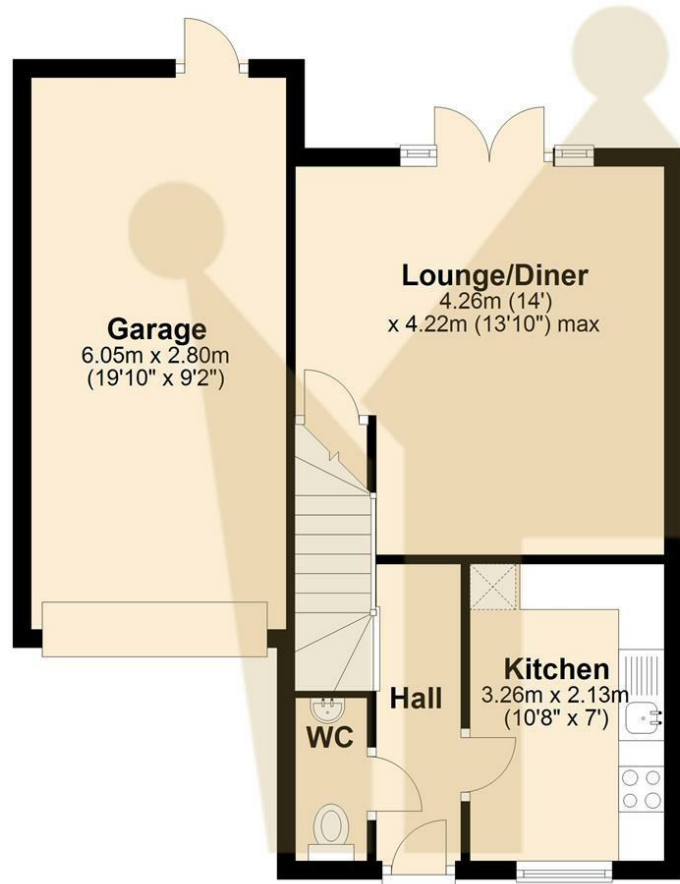






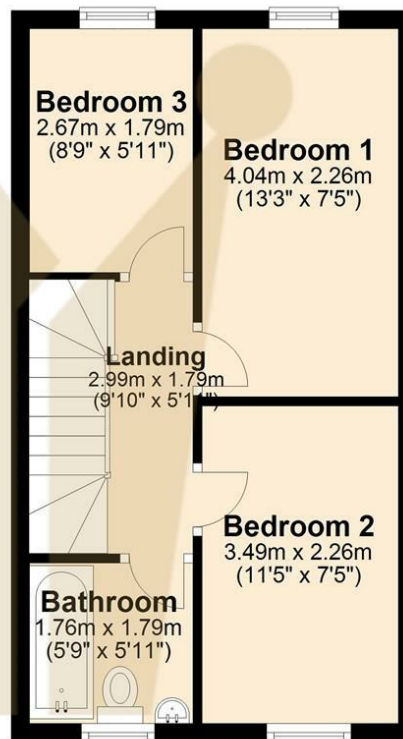
## Ground Floor

Approx. 49.0 sq. metres (527.3 sq. feet)



## First Floor

Approx. 31.6 sq. metres (340.5 sq. feet)



Total area: approx. 80.6 sq. metres (867.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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		
(82 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		