



High Street, Alcester, B50 4BG

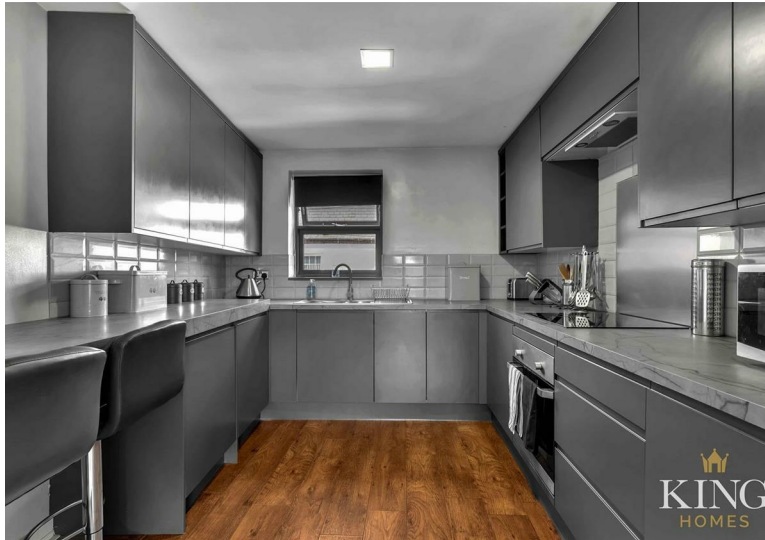
Guide price £300,000


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This contemporary townhouse in the heart of Bidford on Avon is beautifully presented. The property features off-street parking with a garage at the front, leading to an entrance hallway where the living space is spread across three floors. The ground floor includes an inviting entrance hallway with doors to a cloakroom, garage, office, and utility room, both the utility and office provide access to the garden. The first floor boasts a spacious and bright lounge area with a Juliet balcony overlooking the garden, connected to a fully fitted kitchen area with a window facing the front of the property. On the second floor, there are two generous bedrooms and a bathroom. Outside, a mature garden with an undercover seating area opens to a lawn with plants and shrubs along the borders. At the front, there is a driveway and garage with an up and over door.

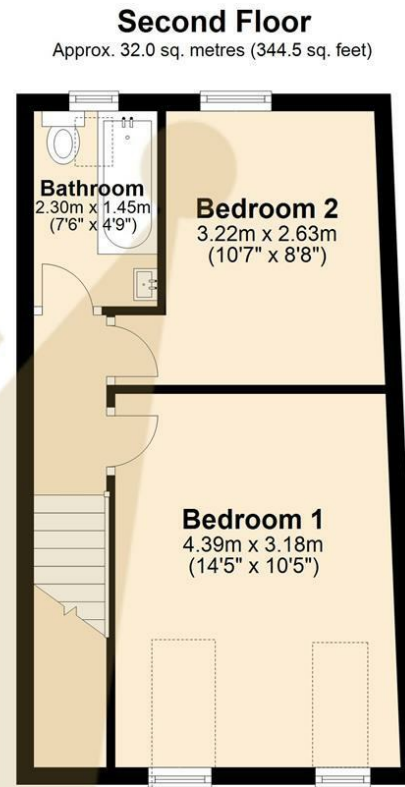
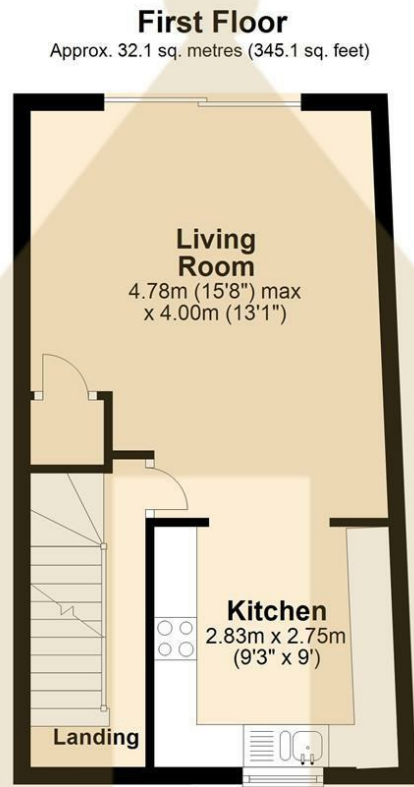
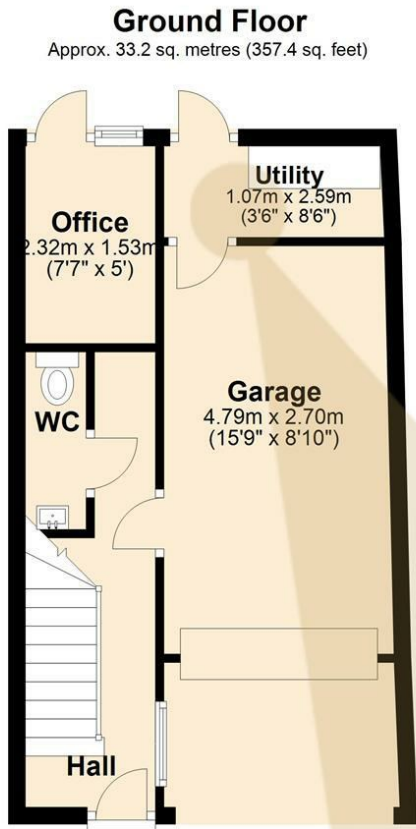
Bidford-on-Avon has many amenities, including shops, supermarkets, pubs, restaurants and Primary School. This location provides easy access to Stratford-Upon-Avon, catchment to good schools/ nurseries and benefits from excellent transport links to include the A435 the M40 and M42 motorway networks, Stratford-Upon-Avon and Evesham train stations are nearby with mainline services to Birmingham and London Euston in under an hour.



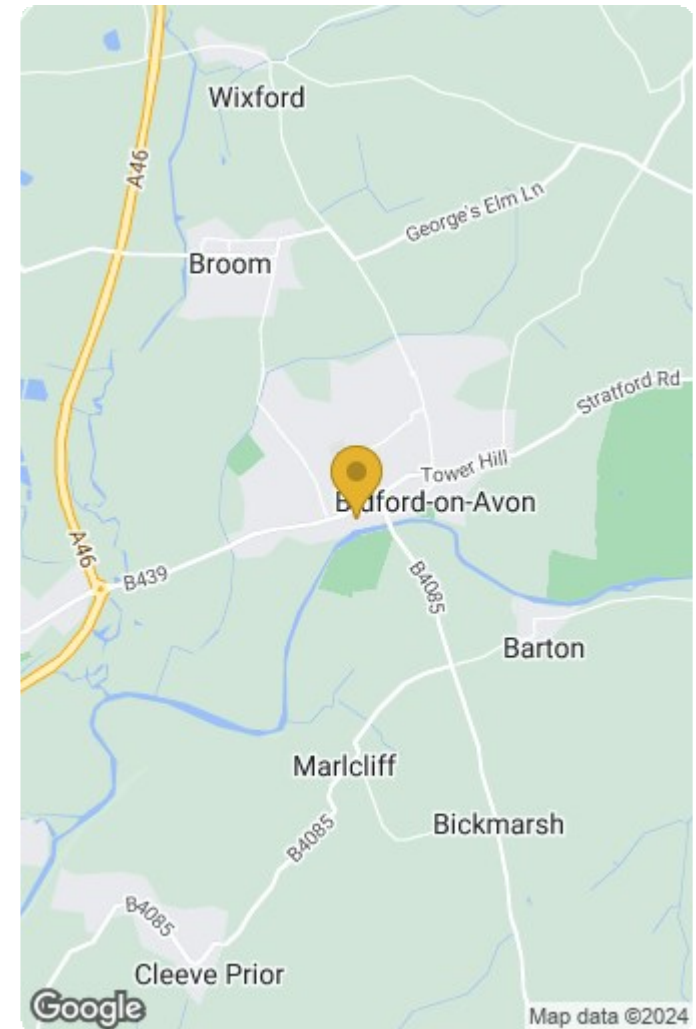
Hall	
WC	
Office	7'7" x 5'0" (2.32m x 1.53m)
Utility	3'6" x 8'5" (1.07m x 2.59m)
Garage	15'8" x 8'10" (4.79m x 2.70m)
Landing	
Living Room	15'8" x 13'1" (4.78m x 4.00m)
Kitchen	9'3" x 9'0" (2.83m x 2.75m)
Bathroom	7'6" x 4'9" (2.30m x 1.45m)
Bedroom One	14'4" x 10'5" (4.39m x 3.18m)
Bedroom Two	10'6" x 8'7" (3.22m x 2.63m)







Total area: approx. 97.3 sq. metres (1047.0 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		