



EARLES
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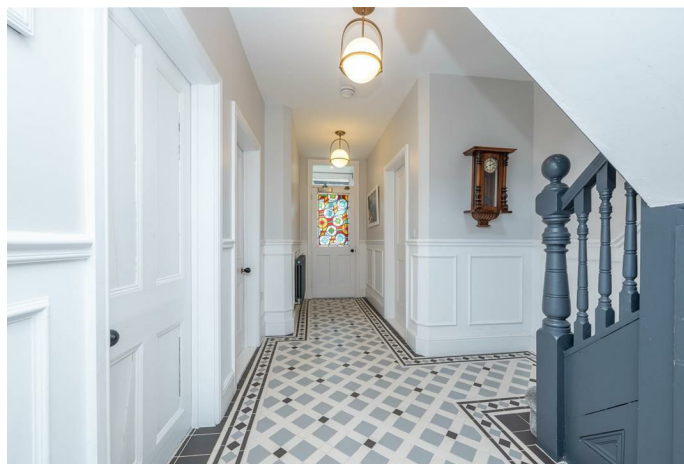
Glenfield
34 Victoria Road
Bidford on Avon
Alcester
B50 4AR

Guide Price £725,000

Address: 21 High Street, Alcester, Warwickshire, B49 5AE - Email: info@earlesgroup.co.uk - Telephone: 01789 330 915

Here is an excellent opportunity to purchase a substantially refurbished four-bedroom detached family home in the popular village of Bidford-On-Avon. The accommodation is arranged over three floors and briefly comprises: a grand entrance hall, two spacious reception rooms (both with log-burning stoves), and a generously sized kitchen/dining/family room with sliding doors leading to the rear garden. The property also features a utility room and WC. The first floor includes two double bedrooms, one of which is the master suite with a walk-in dressing area and en-suite shower room. A further four-piece family bathroom is also located on this floor. The second floor houses two additional bedrooms and a shower room. Outside, the rear boasts a generously sized garden with a large patio area, lawn, mature shrubs, specimen/fruit trees and vegetable plot with brick walled greenhouse. A garage is located to the side, with parking available for several cars in front. Set in a picturesque location, this house is not only a beautiful residence but also a gateway to the local amenities and scenic landscapes that Bidford-On-Avon has to offer. With its rich history and community spirit, this village is perfect for those who appreciate a tranquil lifestyle while remaining connected to nearby towns.

This stunning family home must be viewed!



Porch

2'10" x 4'1" (0.88m x 1.26m)

Leading to;

Reception Hall

17'5" x 9'3" (5.33m x 2.82m)

Grand reception hall having a ceramic tiled floor, staircase rising to the first floor and doors leading to;

Family Room

11'11" x 12'10" (3.65m x 3.92m)

Having a walk in bay window, log burning stove and fitted cupboards.

Living Room

20'0" x 13'6" (6.11m x 4.13m)

Having two windows to the front and side elevation allowing natural light and a log burning stove.

Kitchen/Breakfast Room

23'6" x 20'0" (max) (7.17m x 6.10m (max))

This family home features a stunning kitchen/dining/family room at its heart, complete with a range of wall and base units and a central island, all finished with quartz worktops. It includes a Belfast sink, fitted appliances, and underfloor heating for added comfort. Two Velux windows are set into the vaulted ceiling, and sliding doors allow natural light to flood the space.

Dining Room

7'1" x 9'3" (2.16m x 2.82m)

Being open plan and having sliding doors from the family room.

Utility Room

10'11" x 12'5" (3.35m x 3.80m)

Having a range of wall/base units, Belfast sink and plumbing for washing machine. Door leading to external area having a covered rear porch.

First Floor

Bedroom One

12'0" x 13'0" (3.66m x 3.98m)

Generously sized master suite having;

Dressing Room

15'3" x 11'0" (4.66m x 3.36m)

En-suite Shower Room

14'9" x 11'0" (4.52m x 3.36m)

Having large walk in shower, w.c, hand basin and heated towel rail.

Bedroom Two

11'11" x 14'2" (3.65m x 4.33m)

Family Bathroom

8'5" x 9'1" (2.57m x 2.77m)

Four piece family bathroom having a large walk in shower, w.c, hand basin and bath.

Second Floor

Bedroom Three

9'6" x 12'3" (2.90m x 3.74m)

Bedroom Four

9'6" x 10'2" (2.90m x 3.12m)

Shower Room

5'1" x 7'3" (1.55m x 2.22m)

Three piece shower room having a walk in shower, w.c and hand basin.

Garage

17'11" x 16'7" (5.48m x 5.06m)

Additional Information

Services:

Mains drainage, electricity, gas and water are connected to the property.

Tenure:

The property is Freehold. Vacant possession will be given upon completion of the sale.

Broadband:

Ultrafast broadband speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 1000 Mbps. For more information visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-on-Avon District Council - Band D

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

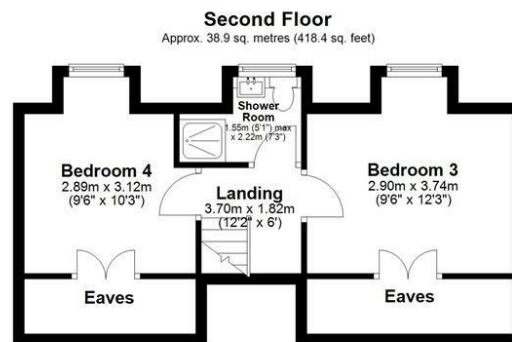
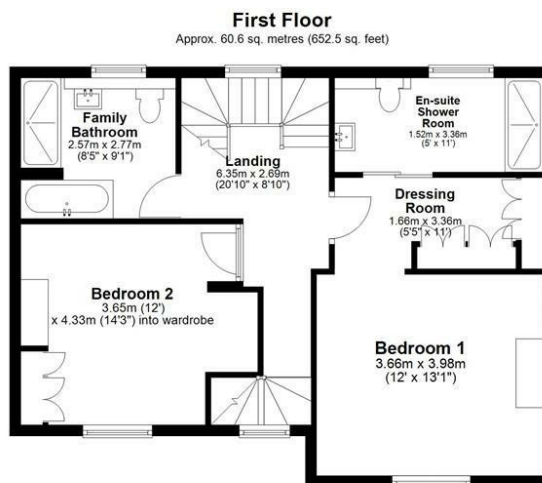
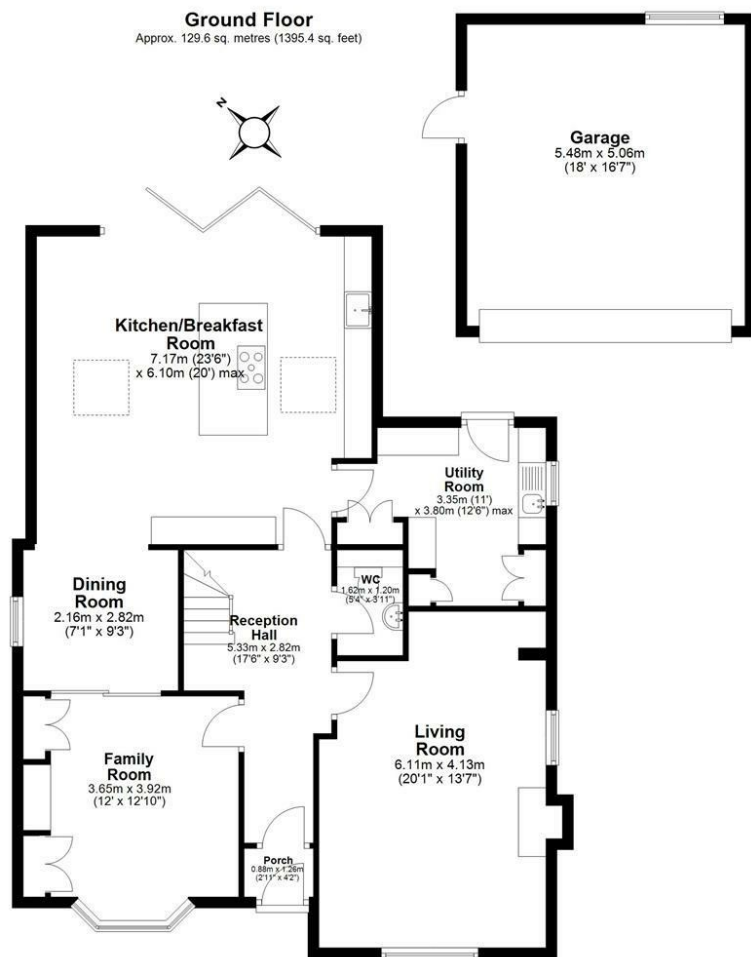
Viewing:

Strictly by prior appointment with Earles (01789 330 915/01564 794 343).

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Total area: approx. 229.1 sq. metres (2466.3 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	79

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(39-60) 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	

