

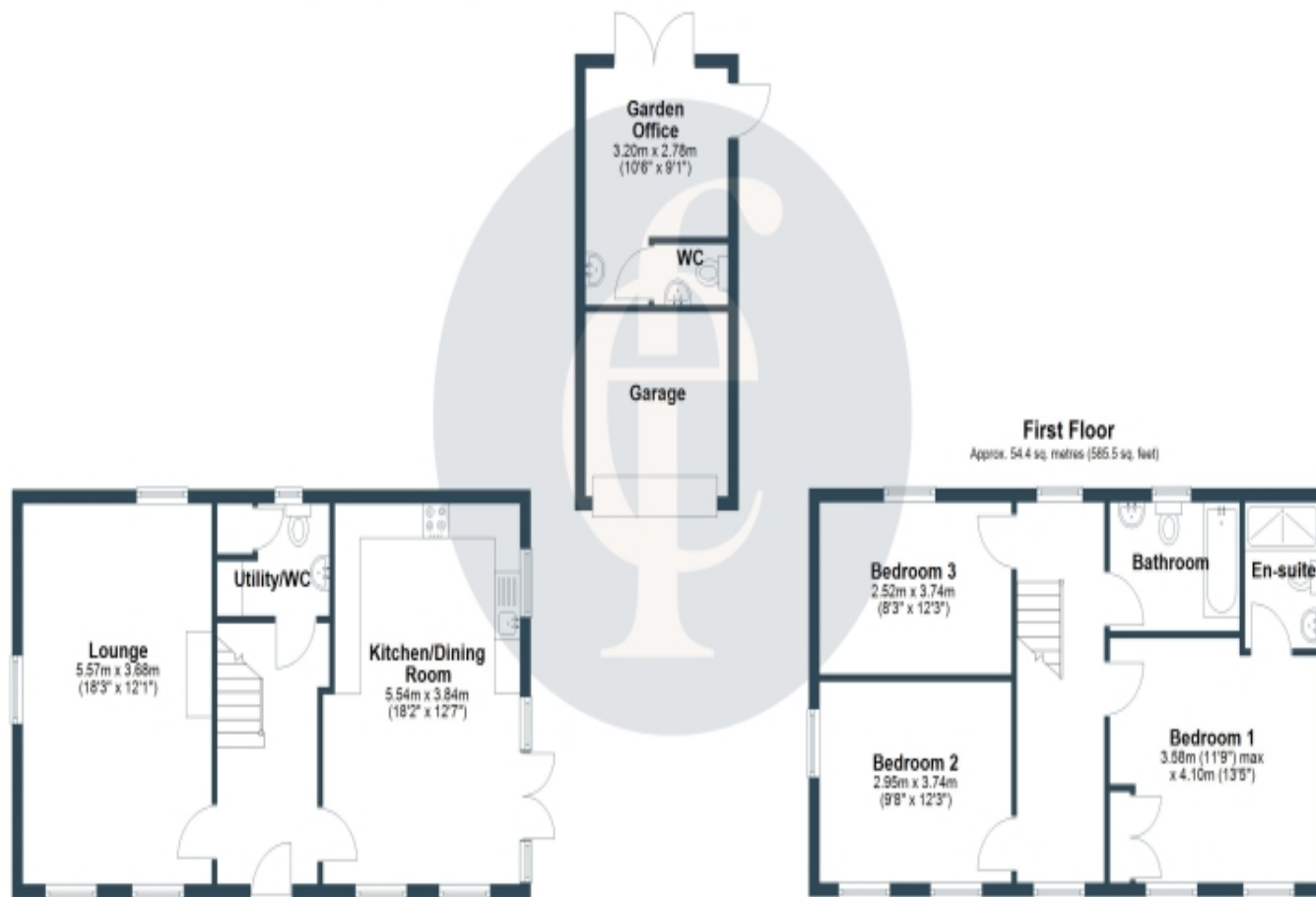


Spearhead Road, Bidford-on-Avon, Alcester, B50 4GT

Offers In Excess Of £425,000



Ground Floor
Approx. 70.4 sq. metres (757.4 sq. feet)



Total area: approx. 124.8 sq. metres (1342.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A	83 B	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not your average three-bedroom modern home.....

This could be one of the most well-presented homes you have ever seen. The current owners bought this beautiful home from new in 2018, and since ownership, have brought a contemporary feel, with a "show home" presentation throughout. A true turnkey home, being sold with no onward chain.

Positioned on a corner plot, on the edge of the highly regarded Riverside village of Bidford on Avon. Nestled on a small, select development

Enjoying a highly convenient location, with excellent road links to nearby Stratford-upon-Avon (approx. 7 miles), Evesham (approx. 9 miles), and Alcester (approx. 5 miles). The M40 and M5 motorways are both within easy driving distance, providing access to Birmingham, the Cotswolds, and beyond.

Rail services from nearby Honeybourne (approx. 8 miles) and Evesham offer regular connections to London Paddington and Warwick Parkway, also nearby with links to London Marylebone.

The village is well served for families, with Bidford-on-Avon C of E Primary School located just a short walk from the property. There is a choice of highly regarded secondary schools in nearby Alcester and Stratford-upon-Avon, including grammar school options

This double-fronted home exudes kerb appeal, with a landscaped, enclosed front garden and bespoke Oak porch canopy. Number 18 has a perfect blend of modern features and character additions. We highly recommend stepping inside to view.

The hallway welcomes you into the accommodation and offers access to the ground-floor living and stairs to the gallery landing. The sitting room enjoys a dual aspect with windows to the side and front elevation. The main focal point is a sleek, modern log-effect electric fire creating a cosy winter feel to the room. To the other side of the hallway is the dual aspect dining kitchen with French doors opening onto the private walled garden. Enjoying upgrades including Granite work-surfaces, boiling hot water tap, fitted blinds, and complimentary tiling to the walls and floor. This offers ample space for dining, relaxing, and being with guests and the family. Whether it's grabbing breakfast or a takeaway in the evening, this is a lovely hub of the house for any family.

Completing the ground floor is a Utility with a cloakroom/W.C., offering space for the washing machine and tumble dryer.

Upstairs is a generously sized master bedroom with built-in wardrobes. The room is drenched with natural light via two double-glazed windows and also has the added bonus of an en-suite shower room. The further two bedrooms are both doubles and enjoy neutral decor. The family bathroom boasts a white suite with a shower over the bath, a heated towel rail, and complimentary tiling.

But we have not finished yet..... do you need a WFH independent space? A studio? Hobby room? Teenage getaway? Do you run a business where clients need to visit? The current owners have converted the garage to a versatile space with 2 sets of French doors and a low-level w.c and basin. This could even be an occasional bedroom for guests. The owners have thoughtfully left the very front of the garage for storage behind a remote roller door.

The garden is attractively landscaped with a lawned area and two patio seating areas. There is feature lighting and raised planted flower beds, together with side gated access. A bonus is the 6-seater hot tub that has been included in the sale, completing your outside sanctuary!

The driveway allows parking for two cars.

Viewing is an absolute must!

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

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