



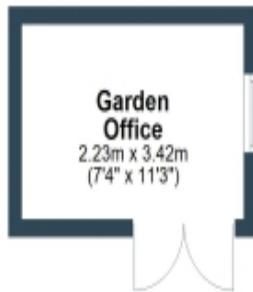
Rowan Place, Bidford-on-Avon, Alcester, B50 4GH

Offers In Excess Of £325,000



Ground Floor

Approx. 47.0 sq. metres (508.2 sq. feet)

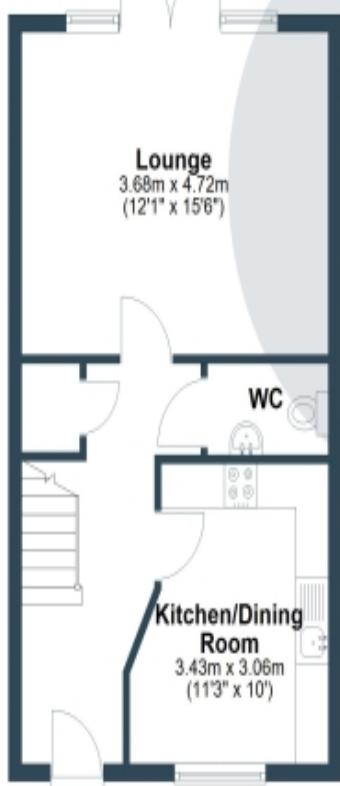


Garden Office

2.23m x 3.42m
(7'4" x 11'3")

First Floor

Approx. 41.7 sq. metres (448.0 sq. feet)



Lounge
3.68m x 4.72m
(12'1" x 15'6")

WC

Kitchen/Dining Room
3.43m x 3.06m
(11'3" x 10')



Bedroom 3
3.56m x 2.05m
(11'8" x 6'9")

Bedroom 2
3.30m x 2.64m
(10'10" x 8'8")

Bathroom

Bedroom 1
3.40m x 3.73m
(11'2" x 12'3")

En-suite

Total area: approx. 88.7 sq. metres (955.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A	95 A	
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Would you like to live in a modern home built in 2016, with a discreet private position at the end of a private driveway? We believe this family home is special in so many ways, including the manicured finish to the frontage, ensuring the kerb appeal and love for the property starts before you even get out of your car.

The huge bonus is the insulated timber office to the garden, set up with electrics, lighting, and natural light, ideal for anyone needing a WFH space, a hobby room, or a teenager's retreat! Attached to the studio is a further useful store also with lighting and electrics

The current owners have owned the property since new and have lovingly maintained and cleverly upgraded the front and rear gardens to create a blend of style and wow factor! This is not your normal three-bedroom home in Bidford on Avon, and we recommend you arrange your viewing to see just what we mean!

Positioned on a small select development in the highly regarded riverside village of Bidford on Avon, 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.

On arriving at number 22 you will approach the property via a private driveway leading to your driveway, allowing parking for two cars. The frontage enjoys Herringbone and porcelain paving enclosed by a boxed hedge and lighting.

The entrance hall welcomes you to the accommodation and the first floor. Offering a cloak cupboard and cloakroom/W.C.

The kitchen is positioned at the front of the property and offers a range of matching wall and base units, including an integrated hob and oven with further spaces for your appliances. The ground floor boasts solid Oak floor throughout, creating a natural flow to the accommodation.

The sitting through dining room is a generous space, offering ample space for dining and relaxing with the family. Offering access to the enclosed garden via French doors brings the outside inside.

Upstairs are three bedrooms, the master bedroom boasting fitted wardrobes and an en-suite shower room. Completing the upstairs is a family bathroom with a shower over the bath.

As mentioned, the rear garden is creatively landscaped with decking and lawn with planted borders. Enclosed by new privacy fencing and a side gate to the driveway, the timber studio is located at the end of the garden, a great addition to what is already a stunning home. Side gated access is available leading to the driveway and front.

Viewing is an absolute must, pop your call to book in 01789 590988.

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.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

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Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey.

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