



Leggett & James

The Vale of Evesham Property Experts



Aylands 8 Birmingham Road

Badsey, Evesham, WR11 7TW

Asking Price £285,000



Welcome to this semi-detached house located on Birmingham Road in the ever-sought-after village of Badsey. This modern property boasts a large sitting/dining room, a kitchen with separate utility, downstairs W/C, three double bedrooms and a family bathroom.



Porch

with a window and glazed door to the front and an obscure double glazed door that opens to:

Entrance Hall

having a panel radiator and stairs to the first floor.

Cloakroom

with an obscure double glazed window to the front, wash hand basin, low level WC and tiled floor.

Sitting Room

having a double glazed window to the front, double glazed French doors to the rear, two panel radiators, telephone point and a feature fire.

Kitchen

with a double glazed window to the rear and obscure double glazed doors to the side, the kitchen is fitted with a range of wall and base units having work surfaces over, sink with drainer and mixer tap, tiled splashback, space for a cooker, panel radiator and tiled floor.

Utility

with space and plumbing for a washing machine and doors leading to the garage and garden.

First Floor Landing

having an obscure double glazed window to the side, loft access and doors leading off.

Bedroom One

with a double glazed window to the front, panel radiator and a fitted double wardrobe.

Bedroom Two

having a double glazed window to the rear and a panel radiator.

Bedroom Three

with a double glazed window to the rear and a panel radiator.

Bathroom

having an obscure double glazed window to the front, heated towel rail, low level WC, pedestal wash hand basin, panel bath with shower over and tiled floor.

Outside

To the front of the property is an area laid to lawn with a hedge border, tarmac area providing off road parking for numerous vehicles, access to the garage and garden and a path leading to the front door.

The low-maintenance enclosed rear garden benefits from a large paved area, decking to the rear corner and side gated access.

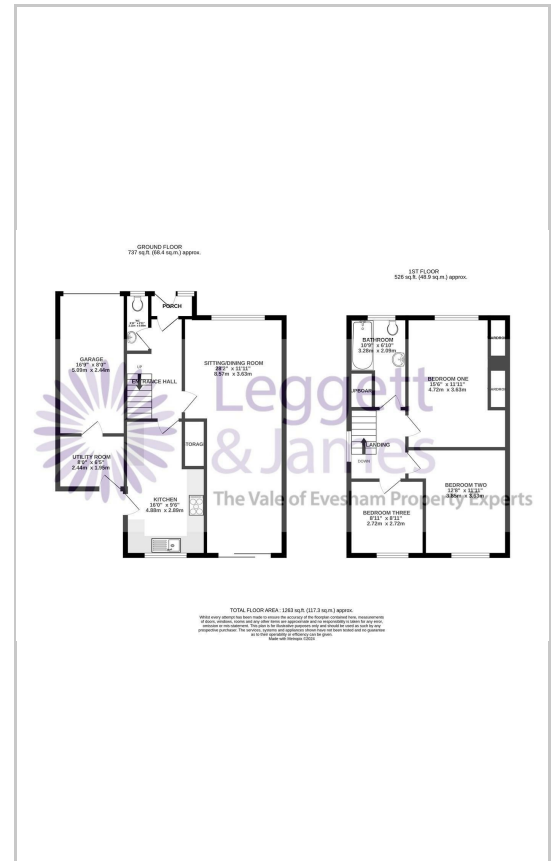
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Area Map



Floor Plans



Energy Efficiency Graph

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

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