



Bomford Way, Salford Priors, WR11 8AF

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** A BEAUTIFULLY PRESENTED FAMILY HOME SITUATED ON A DESIRABLE ESTATE ***

An immaculate four bedroom detached family home situated on a popular estate in the village of Salford Priors.

The property has been tastefully decorated and updated by the current owners creating a beautiful family home. The property briefly comprises: entrance hallway with stairs to the first floor and understairs storage, a spacious fully fitted kitchen / dining room with double doors to the rear garden, a sitting room with a bay window, office / study, and a downstairs WC / utility room. Upstairs, are four generously proportioned bedrooms, with the primary bedroom benefiting from an en-suite shower room and fitted wardrobes, and a family bathroom.

Outside, the rear garden is beautifully landscaped, being enclosed on all sides by fencing, mainly laid to lawn, and backing onto woodland. It features a generous studio room with power and lighting, an extended patio area, side access to the driveway, and single garage which has power and lighting.

The property also benefits from double glazing throughout, mains gas central heating, and remaining NHBC Warranty.





Key Features

- FOUR BEDROOMS
- DETACHED FAMILY HOME
- KITCHEN / DINER
- SITTING ROOM
- STUDY
- FAMILY BATHROOM & EN-SUITE SHOWER ROOM TO PRIMARY BEDROOM
- UTILITY ROOM & WC
- REAR GARDEN WITH STUDIO
- SINGLE GARAGE & DRIVEWAY
- EPC = B

Guide Price
£465,000

Salford Priors

Salford Priors is a sought-after rural village situated within easy reach of Alcester (4.5 miles), Evesham (6 miles) and Stratford-upon-Avon (8.5 miles). The village which has a primary school, public house, local shop and a parish church. The larger towns of Alcester, Evesham and Stratford-upon-Avon have a range of amenities including supermarkets, restaurants, cafes, gyms, leisure centres, the RSC theatre & cinemas. There are railway stations with direct lines to Birmingham (from Stratford) and London Paddington (from Evesham).

Additional Information

Tenure: We understand that the property is for sale Freehold.

Charges: Estate Maintenance Charges apply

Local Authority: Stratford On Avon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band F.

EPC Rating: B

Agents Note

(i) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

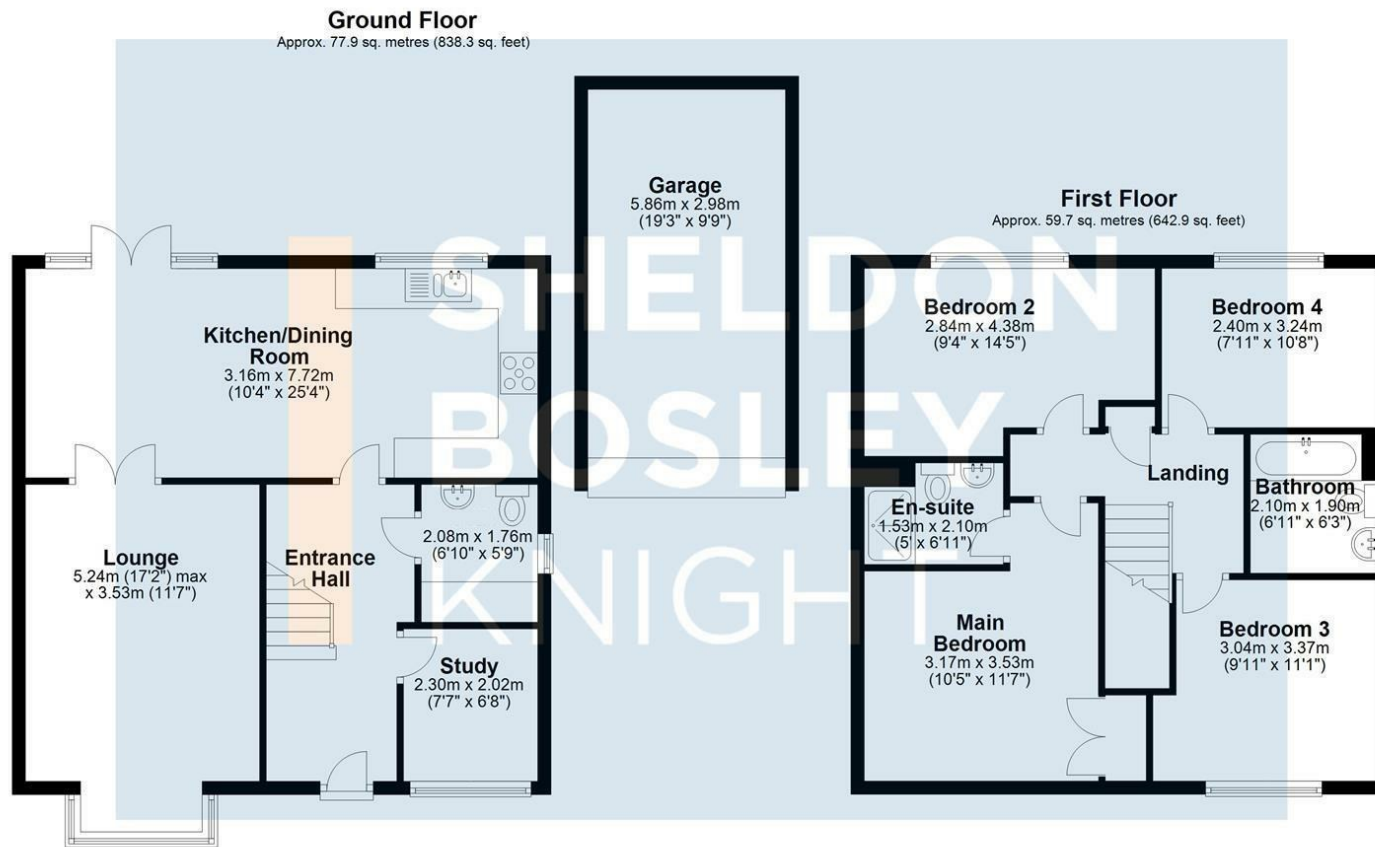
(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.







Floorplan



Total area: approx. 137.6 sq. metres (1481.3 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating - B

Tenure - Freehold

Council Tax Band - F

Local Authority
Stratford-On-Avon District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

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ARCHITECTURE

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MANAGEMENT

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DISCLAIMER

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