



Peter Clarke

39, Avon Way, Bidford-on-Avon, Alcester, B50 4GP

- Village cul de sac location
- Garage and larger than expected garden
- Generous and unexpected parking
- Main bedroom with en suite



£369,950

Located on the very edge of the village centre in a quiet cul de sac, is this immaculately presented three bedroom detached home built in 2018 and benefitting from a larger than expected garden and generous parking. Having been very well maintained by the current owners, this property would make an ideal turn-key home.

#### ACCOMMODATION

Entrance hall. Dining kitchen with matching wall, base and drawer units with work surface over and incorporating one and a half bowl stainless steel sink and drainer unit, integrated oven, four ring electric hob and overhead extractor fan, space for dishwasher and fridge freezer. Utility with work surface and storage under, space for washing machine, wall mounted boiler, door to garden. Sitting room with double doors to garden.

Stairs lead to first floor open up to create some really useful under stairs storage by "Smart Space Stair Storage". Landing with airing cupboard and loft access. Bedroom with built in wardrobe. En suite with shower cubicle, wc and wash hand basin. Two further bedrooms. Bathroom with bath, wc and wash hand basin.

Outside to the rear is a larger than expected split level landscaped garden, mainly laid to lawn with a thoughtfully placed paved seating area, pedestrian door to garage and gated side access. Garden shed. Outside tap. To the front is a garage with up and over door, power and light, and eaves storage. Driveway with parking for two/three cars.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. There is an annual maintenance charge for the estate of £260 per annum. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band D.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** B. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.



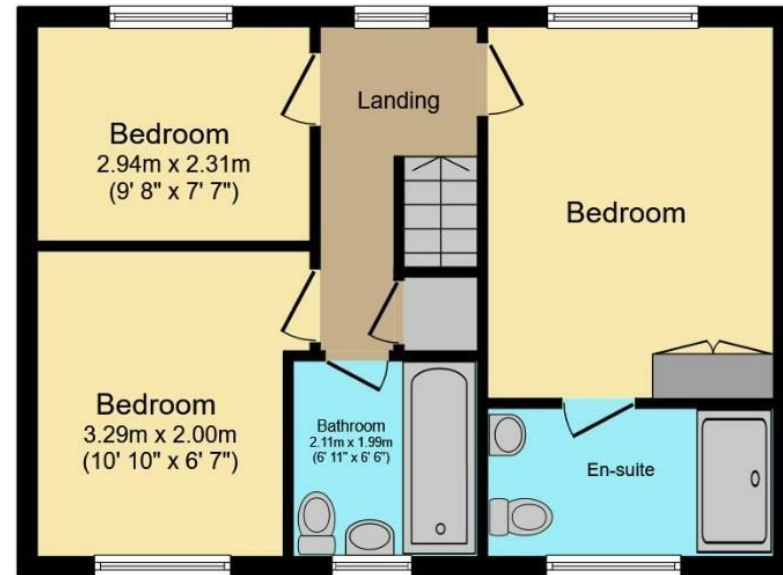


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## Ground Floor

Floor area 45.1 sq.m. (486 sq.ft.)



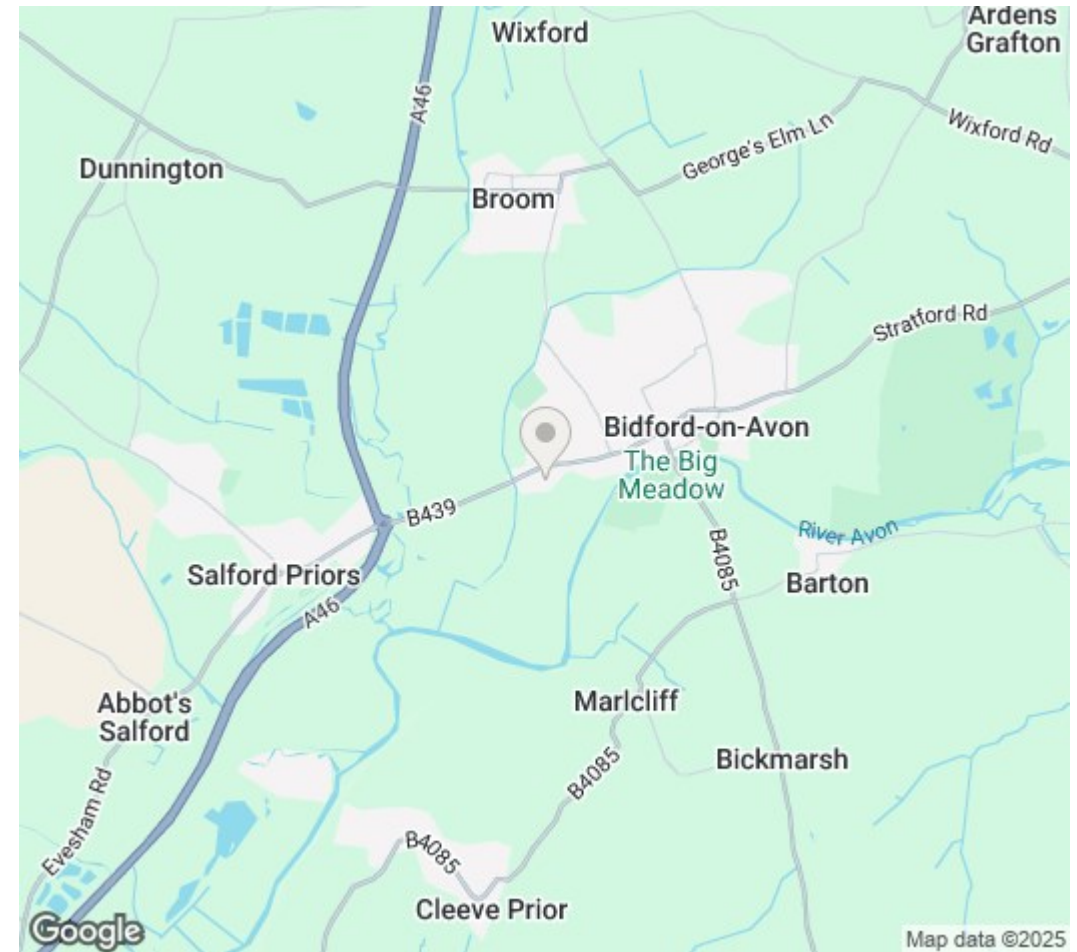
## First Floor

Floor area 45.1 sq.m. (486 sq.ft.)

**TOTAL: 90.3 sq.m. (972 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





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