



**50 High Street , Bidford-on-Avon**

Alcester, B50 4NN

Jeremy  
McGinn & Co 

# Guide Price £175,000



A chance to acquire an incredibly stylish Grade II Listed first floor apartment, set within a most stunning period building, believed to date back to the 17th century. The property sits in a prominent position on the High Street right in the heart of the popular village of Bidford on Avon and is therefore readily accessible to excellent local amenities.

The property itself is approached via a very pleasant communal hallway serving one other apartment and giving access to a cellar, which provides very useful storage. The accommodation offers a wonderful blend of period charm and modern comforts which, along with generous room sizes, makes this a very desirable place to live.

The internal accommodation briefly comprises; Hallway, Sitting Room with dual aspect, Generous Dining Kitchen with integrated appliances, Double Bedroom with dual aspect and Bathroom.

We are advised by the vendor that the property benefits from a share of the freehold (subject to legal verification).





**Tax Band: A**

**Council: Stratford upon Avon District Council**

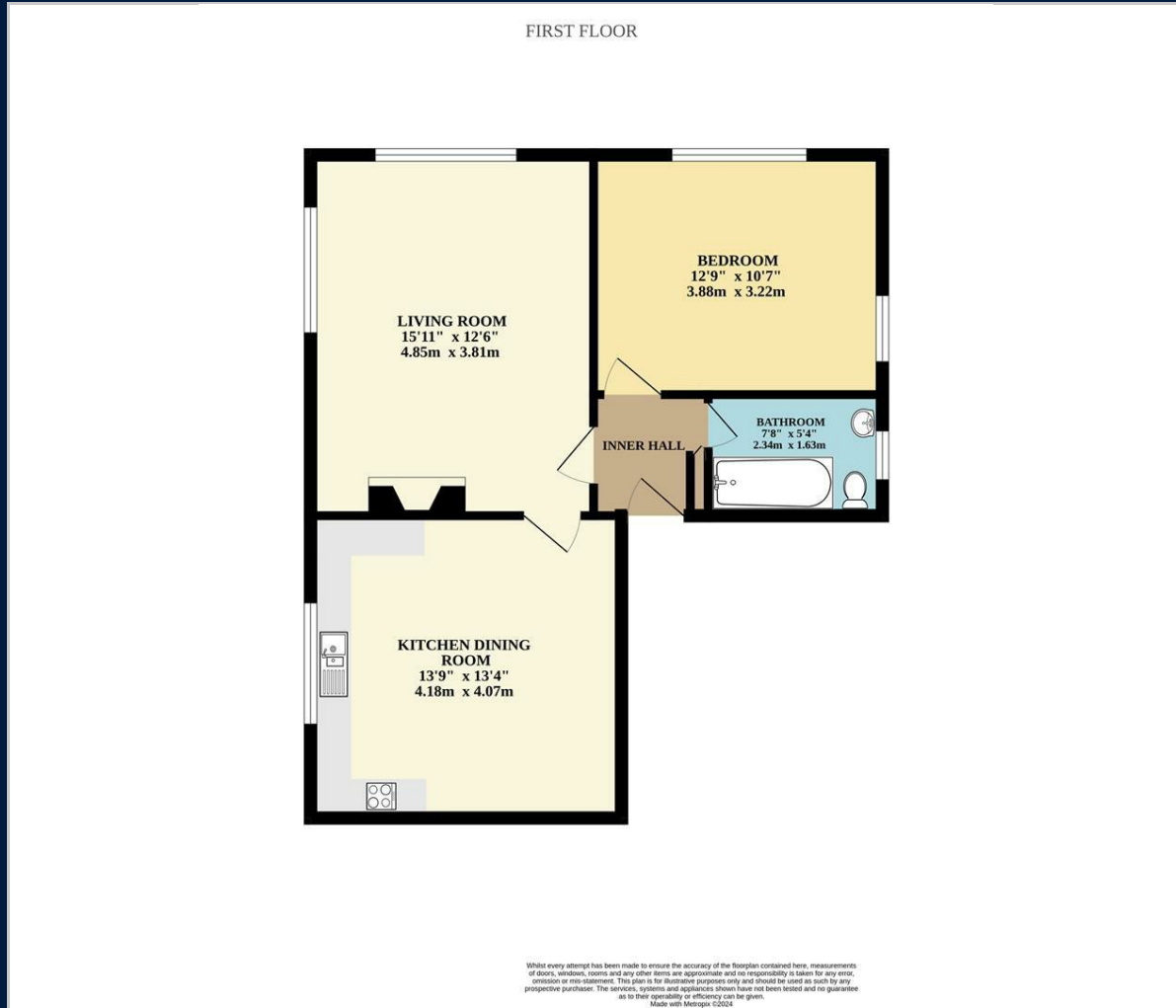
**Tenure: Leasehold**

Bidford on Avon comprises a popular riverside village situated a few miles downstream from Stratford upon Avon and boasts a rich history with many characterful properties and a fine range of local amenities including shops, cafés, pubs and restaurants in addition to a supermarket and new medical centre.

Bidford's proximity to Stratford upon Avon & Alcester to which there are regular public transport services makes this a convenient place to live with so many country & riverside walks right on the doorstep.



# Floor Plan



# Map



# Energy Performance

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	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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