

# Sanders & Sanders

ESTATE AGENTS

## CHURCH STREET BIDFORD-ON-AVON ALCESTER



A rare opportunity to acquire a double fronted, period property enjoying views of the local church to the side elevation and being situated stone's throw away from the village centre. The extended accommodation comprises:

Lounge, dining room, kitchen, cellar, two bedrooms, generous bathroom, outhouse, and storage shed. Requiring some modernisation. Offered with no upward chain.

**£225,000**

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# Church Street, Bidford-on-Avon, Alcester, B50 4DA

## Lounge

11'11" x 11'4" (3.63 x 3.46)



## Kitchen

11'8" x 7'0" (3.56 x 2.14)



## Dining Room

12'0" x 11'0" (3.66 x 3.36)



**Cellar**  
12'2" x 6'2" (3.71 x 1.87)



**Bedroom Two**  
8'7" x 7'7" (2.62 x 2.30)



**Bedroom One**  
12'0" x 11'4" (3.65 x 3.46)



**Bathroom**  
8'4" x 6'11" (2.55 x 2.12)



## Outhouse & Storage Shed

Please note that the door shown in the photograph and floor plan of the outhouse will not have access to it.



## Shared Approach



## Floor Plans & Property Details Disclaimer

These floor plans are for identification purposes only in relation to where one room is situated to another. They are not to be relied upon in any way for dimensions, scaling or sq. ft/metres. We will not be held responsible for any loss incurred, due to reliance on these measurements from the floor plans or measurements from the property details. You are advised to confirm all measurements.



## Fixtures & Fittings

Please note that the fixtures & fittings shown on the photographs, contained within these property details, do not form part of a fixtures & fittings list. Some items may/may not be included. You are advised to clarify what items are included before entering into any negotiations.

## Agents notes.

Please note that the central heating system is not in working order.