

# Sanders & Sanders

ESTATE AGENTS

## BLENHEIM CLOSE BIDFORD-ON-AVON ALCESTER



An imposing, beautifully presented, and improved, detached family home located upon a no through road, within a short stroll away from a pleasant children's park, Primary school, and the village centre. The accommodation comprises: Entrance hallway, lounge and dining areas, breakfast kitchen, downstairs cloakroom, four bedrooms, en-suite shower room and re-fitted bathroom. Driveway parking for two cars, integral garage, and delightful partly walled garden to rear.

**£435,000**

Burton House, High Street, Alcester, Warwickshire, B49 5AB.  
Tel: 01789 766771 E-mail: [alcester@sanders-sanders.co.uk](mailto:alcester@sanders-sanders.co.uk)

Web: [www.sanders-sanders.co.uk](http://www.sanders-sanders.co.uk)

# Blenheim Close, Bidford-on-Avon, Alcester, Warwickshire, B50 4HW

## Lounge

14'3" x 11'7" (4.35 x 3.54)



## Kitchen

17'7" x 9'1" (5.37 x 2.76)

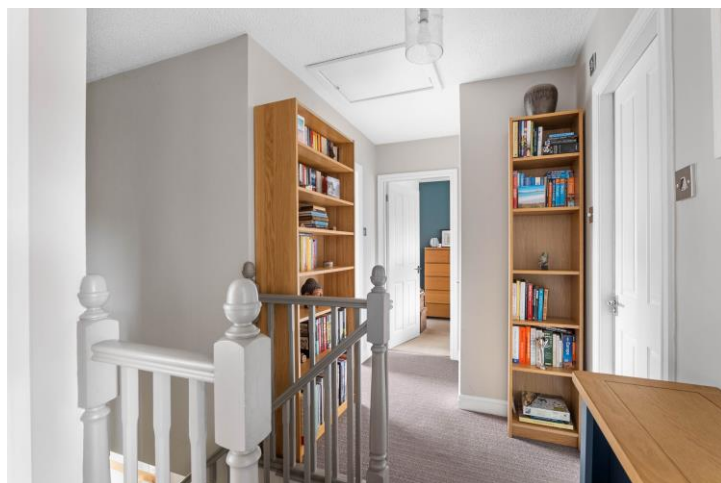


## Dining Area

10'6" x 9'5" (3.19 x 2.88)



## First Floor Landing



**Bedroom One**  
13'2" x 12'6" (4.02 x 3.82)



**Bedroom Three**  
12'4" x 8'9" (3.77 x 2.66)



**En-Suite Shower Room**



**Bedroom Four**  
11'0" x 9'9" (3.35 x 2.98)



**Bedroom Two**  
11'10" x 9'6" (3.60 x 2.90)



## Bathroom



## Garage 18'1" x 7'5" (5.51 x 2.25)

## Splendid Rear Garden



## Floor Plans

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.



Ground Floor

First Floor

Approximate Gross Internal Area = 130.29 sq m / 1402 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

## 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.