

VILLAGE LOCATION



House - Semi-Detached

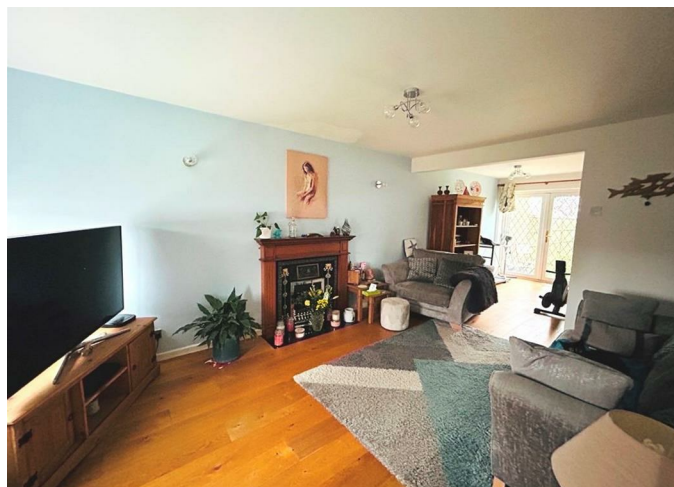
HILLVIEW ROAD, BIDFORD-ON-AVON WORKS B50 4DT

Asking Price

£320,000

FEATURES

- SALE AGREED Semi Detached Home
- Close to Bidford Town Centre
- Downstairs W/C
- Garage and Off Road Parking
- Four Bedrooms
- Two Reception Rooms
- Utility Room
- EPC = D. Council Tax Band = C



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4 Bedroom House - Semi-Detached located in Alcester

Entrance Hall

Obscure double glazed front door, double glazed window to the side aspect, wood effect flooring and single panel radiator.

Sitting/Dining Room

21'8" x 9'4"

Double glazed window to the front aspect, double glazed leaded 'French' doors to the rear aspect, double panel radiator, wood effect flooring and gas feature fireplace.

Kitchen/Breakfast Room

14'11" x 8'4"

Two double glazed windows to the rear aspect, range of modern wall and base units with worktop over, central island with seating, 'Belfast' style sink, mixer tap, tiled splash back, space for a gas range with filter hood over, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a fridge/freezer, centre island, tiled flooring and double panel radiator.

Utility

Space and plumbing for a washing machine, space for a tumble dryer, space for a fridge/freezer, vinyl flooring and door leading to the garage.

Downstairs W/C

Dual flush low level w/c, wash hand basin set into a vanity unit, vinyl flooring and extractor fan.

Landing

Access to loft. Fitted carpet. Leads to All Bedrooms and Shower Room.

Master Bedroom

12'8" x 12'6" max 6'7" min

Two double glazed windows to the front aspect, storage cupboard, double panel radiator and wood floor.

Bedroom Two

11'1" x 9'0"

Double glazed window to the front aspect, double panel radiator and wood floor.

Bedroom Three

9'0" x 8'4"

Double glazed window to the rear aspect, double panel radiator and fitted carpet.

Bedroom Four

8'4" x 6'7"

Double glazed window to the rear aspect, single panel radiator and fitted carpet.

Shower Room

Obscure double glazed window to the rear aspect, white three piece suite comprising of walk in shower, dual flush w/c and wash hand basin set into a vanity unit with storage under, heated towel rail, tiled flooring and spot lights.

Rear Aspect

Enclosed rear garden laid mainly to lawn with beds and borders, slabbed patio area, space for a shed and space for a summer house. Side gated access.

Front Aspect

Block paved drive providing off road parking for two vehicles, side gate leading to the rear garden, path leading to the front door and half garage.

Garage

With up and over door.

Tenure Freehold

We understand the property is for sale 'Freehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

Council Tax Band

Currently tax band 'C' this is subject to change during the conveyance if the property has been extended since 1st April 1991

Anti Money Laundering

We are now required by HM customs and excise to verify the identity of all purchasers and vendors as such should you wish to proceed with the purchase of this or any other property two forms of identification will be required. Further information is available from our office.

NB

Whilst we endeavour to make our sale's details accurate, if at any point there is anything of particular importance to you, please contact us and we will be pleased to check the information. Please do so if you're travelling some distance to view the property. These particulars are not to form part of the sale contract and may be subject to errors and/or omissions. The agents did not verify the property's structural integrity, ownership, tenure, acreage, planning/building regulations, status, square footage or the availability/operation of services and/or appliances. The property is sold subject to any rights-of-way, public footpaths, wayleaves, covenants and any other issues or planning/building regulation matters which may affect the legal title. Prospective purchasers must satisfy themselves as to the particulars correctness and should seek legal validation of all matters prior to expressing any formal intent to purchase. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale contract. No person in this firm's employment has the authority to make or give any representation or warranty in any respect



Call us on

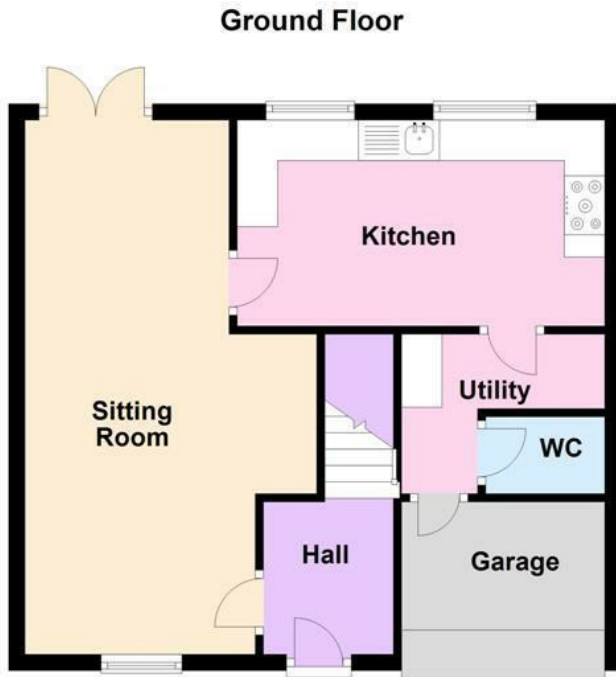
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Council Tax Band = C

Energy Rating = D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D	66		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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