

VILLAGE LOCATION



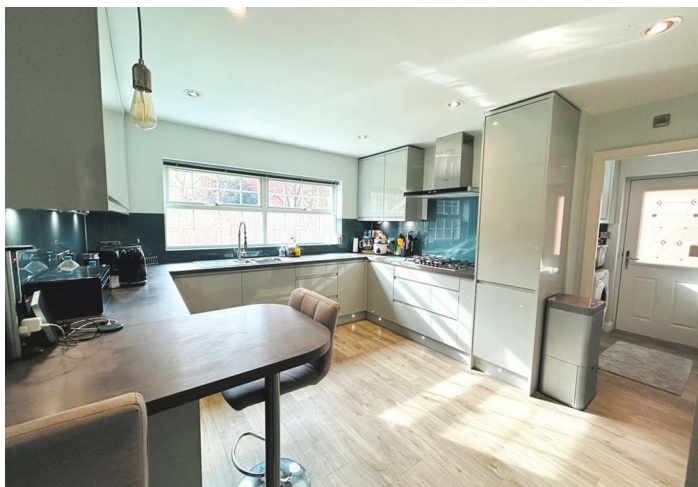
House - Detached

ST LAURENCE WAY, BIDFORD ON AVON, WARKS, B50 4QJ

Asking Price
£440,000

FEATURES

- *** SOLD *** Four Bedrooms
- Master Bedroom with Ensuite
- Driveway
- Utility Room
- Council Tax Band = F
- Double Garage
- Enclosed Rear Garden
- Open Plan Kitchen & Seating Area
- Located in the Riverside Village of Bidford-on-Avon
- Energy Performance Rating = C



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4 Bedroom House - Detached located in Alcester

Entrance Hall

Obscure double glazed door, single panel radiator, storage cupboard, wood effect flooring, telephone point and stairs to the first floor. Leads to sitting room, dining room and kitchen.

Downstairs W/C

Dual flush low level W/C, pedestal wash hand basin set into a vanity unit, tiled splash back, wood effect flooring, single panel radiator and extractor fan.

Sitting Room

15'6" x 11'4"

Double glazed window to front aspect, two obscure double glazed windows to the side aspect, fitted carpet, two double panel radiators and gas feature fire.

Kitchen

14'3" x 13'0"

Double glazed window to rear aspect, double glazed bi-fold doors to rear aspect, double panel radiator, wood effect flooring, range of wall and base units with work surface over, one and a half bowl sink, drainer, mixer taps, splash back, spotlights, built in five burner gas hob with filter hood over, two built in double electric ovens, built in dishwasher, space for fridge/freezer, breakfast bar, seating area and built in wine fridge.

Utility Room

7" x 5"

Stable style door, double glazed door to side aspect, double glazed window to rear aspect, wood effect flooring, range of wall and base units, sink, drainer, mixer taps, splash back, space for washing machine, space for tumble dryer and wall mounted boiler.

Dining Room

14'9" x 8'9"

Door to kitchen, door to hallway, double glazed window to front aspect, double panel radiator and wood effect flooring.

Landing

Double glazed window to front aspect, loft access, fitted carpet, single panel radiator, airing cupboard with slatted shelving and water tank.

Master Bedroom

12'3" x 12'5"

Double glazed window to front aspect, single fitted wardrobe, double fitted wardrobe, double panel radiator and fitted carpet. Leads to en-suite.

En-suite

Obscure double glazed window to side aspect, shower cubicle, extractor fan, dual flush low level W/C, pedestal wash hand basin in vanity, tiled splash back, spotlights, heated towel rail, shaver point and vinyl flooring.

Bedroom Two

10'2" x 10'2"

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

Bedroom Three

10'4" x 8'9"

Double glazed windows to front aspect, fitted single wardrobe, single panel radiator and fitted carpet.

Bedroom Four

10'2" x 11'7"

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

Bathroom

6'5" x 7'1"

Obscure double glazed window to rear aspect, three piece suite, dual flush W/C, pedestal wash hand basin with splash back, heated towel rail, 'P' shaped bath with shower over, spotlights, extractor fan and vinyl flooring.

Rear Aspect

Enclosed garden, laid to lawn, beds and borders, patio area, gated access, courtesy lighting, cold water tap and power point.

Front Aspect

Shingled border, courtesy lighting, path leading to the front door and driveway leading to the garage and providing off road parking.

Double Garage

Double doors, power, lighting and two parking spaces in front of garage.

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 'F' 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



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Council Tax Band - F

Energy Performance Rating - C



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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		

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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