



FOUR DOUBLE
BEDROOMS

House - Detached

DAMSON WAY, BIDFORD-ON-AVON WORKS B50 4NB

Asking Price

£525,000

FEATURES

- ** SALE AGREED ** Four Double Bedrooms
- Two Ensuites
- Double Detached Garage
- Council Tax Band - F
- Built In Appliances
- Large Driveway
- Study/Playroom/Extra Bedroom
- Energy Performance Rating - B



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4 Bedroom House - Detached located in Alcester

Entrance Hall

Obscure double glazed door to front aspect, single panel radiator, storage cupboard under stairs with telephone point, fitted carpet, stairs to first floor, leads to WC, sitting room, kitchen/dining room and study/playroom/bedroom 5.

Downstairs WC

Dual flush low level WC, pedestal wash hand basin, tiled splash back, tiled floor, single panel radiator and extractor fan.

Sitting Room

10'9" x 17'0"

Double glazed window to front aspect, TV point, telephone point, double panel radiator and fitted carpet.

Study/Playroom/Bedroom 5

9'3" x 9'4"

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

Kitchen/Diner

27'2" x 11'3"

Two double glazed windows to rear aspect, double glazed 'French' doors to rear aspect, single panel radiator, two double panel radiators, wood effect flooring, range of wall and base units with work surface over, one and a half bowl sink with drainer, mixers taps and tiled splash back. Spot lights, filter hood, built in double electric oven, built in 5 ring gas hob, built in dishwasher, built in fridge/freezer and leads to utility.

Utility Room

6'0" x 5'8"

Obscure double glazed door to side aspect, wood effect flooring, range of base units, single panel radiator, wall mounted boiler and space for washing machine and tumble dryer.

Landing

Access to boarded loft with ladder and light. Fitted carpet, airing cupboard with shelving and tank and leads to all bedrooms and bathroom.

Bedroom One

12'5" x 14'6"

Double glazed window to front aspect, single panel radiator, TV point, fitted carpet and leads to ensuite.

Ensuite

Obscure double glazed window to front aspect, double shower cubicle, extractor fan, dual flush low level WC, wash hand basin with tiled splash back, single panel radiator, shaver point and tiled flooring.

Bedroom Two

11'1" x 10'5"

Double glazed window to front aspect, single panel radiator, fitted carpet and leads to ensuite.

Ensuite (Bedroom Two)

Obscure double glazed window to side aspect, single panel radiator, dual low level WC, wash hand basin, tiled splash back, shower cubicle and tiled floor.

Bedroom Three

8'9" x 12'5"

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

Bedroom Four

8'2" x 11'6"

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

Bathroom

Obscure double glazed window to rear aspect, four piece white suite, dual flush WC, wash hand basin with splash back, standard bath, separate double shower, double panel radiator, extractor fan and tiled floor.

Front Aspect

Lawn, beds and borders, storm porch and drive providing off road parking for 5/6 vehicles.

Rear Aspect

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

Double Detached Garage

Double doors, two up and over doors, power and Eaves storage.

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 Rating = B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(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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