

DETACHED FAMILY HOME



House - Detached

BLENHEIM CLOSE BIDFORD ON AVON WORKS B50 4HW

Asking Price
£399,950

FEATURES

- SALE AGREED No Onward Chain
- Detached Family Home
- Four Bedrooms
- Master Bedroom with Ensuite
- Conservatory
- Integral Garage
- Enclosed Garden
- Off Road Parking
- Located in the Riverside Village of Bidford-on-Avon
- Council Tax Band - E Energy Performance Rating - C



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4 Bedroom House - Detached located in Alcester

Entrance Hall

Obscure double glazed door, fitted carpet, radiator, stairs to the first floor, under stairs storage cupboard and leads to Downstairs WC, Sitting Room and Kitchen.

Downstairs WC

Obscure double glazed window to the front aspect, dual flush low level WC, wash hand basin, tiled splash back, spotlight, radiator and tiled flooring.

Sitting Room

14'3" x 11'5"

Double glazed bay window to the front aspect, fitted carpet, electric fireplace, TV point, telephone point, double panel radiator and opening to the Dining Room.

Dining Room

10'5" x 9'5"

Fitted carpet, radiator, sliding doors to the Conservatory and leads to the Kitchen.

Conservatory

10'9" x 9'5"

Brick and UPVC built, ceiling fan, double glazed 'French' doors that open out to the rear garden, double glazed windows to all sides and fitted carpet.

Kitchen

17'4" x 10'5"

Double glazed window to the rear aspect, double panel radiator, range of wall and base units with work surface over, one and a half bowl sink with drainer, tiled splashback, tiled flooring, built in double oven, five ring gas burner hob with filter fan over, space for fridge/freezer, plumbing for washing machine and dishwasher. Leads to Utility Room, Entrance Hall and Dining Room.

Landing

Fitted carpet, airing cupboard with hot water tank and slatted shelving. Partially boarded loft with ladder access and light, doors leading to all bedrooms and bathroom.

Bedroom One

13'3" x 12'4"

Double glazed window to the front aspect, fitted carpet, radiator, fitted double wardrobes and drawers, telephone point and leads to Ensuite.

Ensuite

Double glazed window to the front aspect, tiled flooring, dual flush low level WC, pedestal wash hand basin, half tiled walls, spotlights, extractor fan and separate shower cubicle.

Bedroom Two

12'4" x 8'9"

Double glazed window to the front aspect, fitted double wardrobes, radiator and fitted carpet.

Bedroom Three

11'8" x 9'5"

Double glazed window to the rear aspect, radiator, TV point, telephone point and fitted carpet.

Bedroom Four

10'8" x 9'9"

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

Bathroom

Obscure double glazed window to the rear aspect, tiled flooring, dual flush low level WC, pedestal wash hand basin with tiled splashback, double shower cubicle with 'Aqualisa' shower, extractor fan and spotlights.

Garage

Integral garage with up and over door.

Front Aspect

Block paved driveway for four plus vehicles, storm porch, courtesy lighting and gravelled borders for pots.

Rear Aspect

Enclosed rear garden, laid to lawn, patio area, pedestrian access to the side and front, timber fences, shed, greenhouse, raised beds for kitchen garden, corner pergola and courtesy lighting.

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 'E' 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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Energy Performance Rating - C

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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(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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