

SPACIOUS DETACHED
DORMER BUNGALOW



Bungalow - Detached

WESTHOLME ROAD, BIDFORD ON AVON, ALCESTER, B50 4AL

Offers In The Region Of
£389,000

FEATURES

- ** SALE AGREED ** Detached Dormer Bungalow
- Three Bedrooms
- Large Kitchen/Family Room
- Garage & Off Road Parking
- Council Tax Band - D
- No Onward Chain
- Three Reception Rooms
- Original Well Feature
- Walking Distance to Local Amenities and Primary School
- Energy Performance Rating - D



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3 Bedroom Bungalow - Detached located in Alcester

Entrance Hall

Obscure double glazed circular fixed pane window to side aspect, two single panel radiators, wood effect flooring and obscure double glazed front door.

Bedroom Three

13' x 12'1"

Double glazed bay window to front aspect, fireplace, double panel radiator and fitted carpet.

Bedroom Two

10'7" x 9'11"

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

Downstairs Bathroom

Obscure double glazed window to side aspect, sunken bath with shower over, sink in vanity with taps, low level WC, single panel radiator and tiled flooring.

Dining Room

14'10" x 10'1"

Single panel radiator, obscure double glazed door to side aspect, double glazed window to side aspect, double glazed window to rear aspect, fixed pane double glazed window to side aspect, fitted carpet and patio doors to Reception Room Two.

Garden Room

13'5" x 10'1"

Fitted carpet, double panel radiator, single panel radiator, fixed pane double glazed window and storage cupboard with power.

Kitchen/Family Room

21'2" x 15'11"

Double glazed window to side aspect, obscure double glazed door to side aspect, two fixed pane windows, patio doors, wood effect flooring, unique coffee table made from a reclaimed well, featuring its original stone or brick walls. (this is the original well for the property. There is a working light inside it, the switch is on the wall behind it. When the light is on you can see the water level.)

Range of wall and base units with work surface over, double corner sink with drainer and mixer taps, gas hob and electric oven, space for fridge/freezer, space for washing machine, space for dishwasher, wall mounted boiler and two double panel radiators in Dining Area.

Garage

Electric door, power and lighting.

Landing

'Velux' window to side aspect, storage cupboard and fitted carpet.

Master Bedroom

18'6" x 13'2"

Two 'Velux' windows to side aspect, double glazed window to rear aspect, double panel radiator, wooden flooring, sink in vanity unit and triple fitted wardrobe.

Upstairs Shower Room

'Velux' window to side aspect, wall mounted sink, dual flush WC, heated towel rail, separate shower cubicle and tiled floor.

Upstairs WC

Previously a bedroom and changed into a w/c by the current owners comprises of tiled floor, 'Velux' window to front aspect, dual flush WC, sink in vanity unit, double panel radiator and built in cupboards.

Front Aspect

Enclosed, porch with tiled floor and double glazed doors. Courtesy lighting, block paved driveway and path, gravelled area for parking, path leading to gated side access, beds and borders.

Rear Aspect

Laid to lawn, beds and borders. Two sheds, greenhouse, pond 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 'D' 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

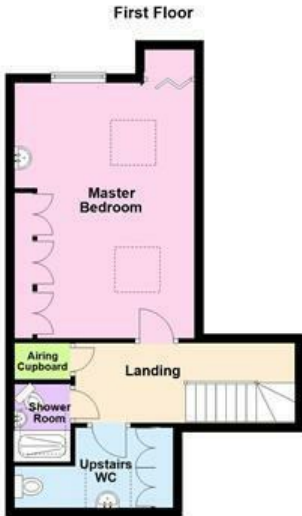
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Council Tax Band - D

Energy Performance Rating - D



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	60	
(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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