

SALFORD PRIORS



House - Semi-Detached

13 SCHOOL AVENUE, SALFORD PRIORS, EVESHAM, WR11 8XB

Asking Price
£367,500

FEATURES

- SALE AGREED - Extended Property
- Salford Priors
- Two Reception Rooms in addition to the Kitchen/Breakfast Room
- Well Established Garden
- Four Bedrooms
- Large front drive holding up to 4/5 vehicles
- Utility Room and Downstairs WC
- Large En-suite Shower Room



AVON
ESTATES

4 Bedroom House - Semi-Detached located in Evesham

Entrance hall

Obscured double glazed doors, Double glazed window to rear aspect, Single panelled radiator, Under stairs storage cupboard, Fitted carpet, Stairs to first floor, Double doors leading onto lounge and snug

Snug/Playroom

10' x 13'7

Double glazed window to front and rear access, Double panelled radiator, TV point, Fitted carpet, Feature fire place with log burner.

Lounge through dining room

11'3 x 22'1

Double glazed window to front access, Double glazed French doors to rear access, Fitted carpet, Double panelled radiator, Electric feature fire. Leads onto kitchen/breakfast room.

Kitchen/Breakfast

12'2 x 14'

Double glazed window to rear access, two doubled glazed windows to side access, Single panelled radiator, Tiled floor, A range of both wall and base units, Belfast sink, Mixer taps, Tiled splash back, Extractor fan, Space for 5 ring gas range, Built in dishwasher, Leads onto utility.

Utility

8'7 x 4'6

Double glazed window to front access, Double glazing to side access, Tiled floor, Range of base units, 1 1/2 bowl sink, Drainer, Mixer taps, Splash back, Single panelled radiator, Space for both washing machine and tumble dryer, Extractor fan, Leads onto W/C

Downstairs W/C

3'2 x 5'9

Dual flush low level W/C, Cornet wash hand basin, Tiled splashback, Tiled floor, Heated towel rail, Cupboard containing wall mounted boiler.

Landing

Double glazed window to front access, Loft access, Fitted carpet, Leads onto all bedrooms.

Bedroom One

12'2 x 14

Doubled glazed window to front access, Double glazed window to side access, Single panelled radiator, Fitted carpet, Leads onto en-suite

En-suite

12'2 x 6'1

Obscured double glazed window to side access, Corner shower cubicle, Extractor fan, Dual low level W/C, Pedestal wash hand basin, Tiled splash back, Heated towel rail, Claw and ball foot bath with telephone style shower fitting.

Bedroom Two

9'8 x 13'6

Double glazed window to both front and rear access, Fitted single wardrobe, Single panelled radiator, Fitted carpet.

Bedroom Three

10'7 x 8'6

Double glazed window to rear access, double panelled radiator, fitted carpet.

Bedroom Four

7'9 x 8'6

Double glazed window to rear access, Double panelled radiator, Fitted carpet.

Bathroom

6'4 x 5'5

Obscured double glazed window to rear access, Three piece white suite, Single panelled radiator, Low level W/C, Pedestal wash hand basin with splash back, Wood effect flooring, Standard bath, with shower over,

Rear Aspect

Enclosed garden, Laid to lawn, Beds and boarders, Patio area, Side gated access, Courtesy lighting, Cold water tap, Shed, Summer house, Double power point, Hard standing area with power - area for hot tub, Selection of fruit trees including apples and pears.

Front Aspect

Block paved drive providing off road parking for 4/5 vehicles, Lawn, Beds and borders, Courtesy lighting, Storm porch.

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 'B ' 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





Delightful Four-Bedroom Semi-Detached House on School Avenue

Nestled in the picturesque village of Salford Priors, Evesham, this delightful four-bedroom, newly renovated semi-detached house on School Avenue offers an exceptional blend of comfort and convenience. The property features two spacious bathrooms and a practical downstairs W/C, making it the perfect choice for families seeking a welcoming and functional home. The thoughtfully designed layout includes three well-appointed reception rooms, providing generous space for relaxation, entertaining guests, a children's playroom, or even a home office, catering to a variety of needs and lifestyles.

Exceptional Parking and Convenience

One of the standout features of this home is its generous off-road parking area, which can accommodate up to five or six vehicles—a rarity among similar properties. This added convenience is ideal for families and those who enjoy hosting guests, ensuring that parking is never an issue.

Community Living and Local Amenities

The semi-detached nature of the house offers a sense of privacy while still allowing residents to enjoy being part of a friendly and welcoming community. Salford Priors is renowned for its strong sense of togetherness and excellent transport links, thanks to regular bus services. The village boasts a small, nurturing school with an attached nursery, a convenient shop with a post office and a friendly and welcoming local pub. Families will appreciate the well-established park and playfield, which features basketball courts, football goals, skate park ramps, and a pump track as well as youth clubs for older children. The beautiful village church plays a central role in uniting the community.

Tranquil Village Lifestyle

Surrounded by stunning countryside, Salford Priors offers a peaceful and tranquil lifestyle, all whilst being within easy reach of local amenities and transport connections. This property is more than just a house—it is a place where cherished memories can be made. Whether you are looking to settle down in a welcoming village or invest in a promising opportunity, this home on School Avenue is certainly worth your consideration.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	79
(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.