



Arrow Way, Alcester, B50 4GQ

£485,000

  
**KING**  
HOMES



**\*\* Five Bedrooms \*\* Two Reception Rooms \*\* Recently Remodelled Kitchen \*\* Two Reception Rooms \*\* Finished to a Modern Standard \*\*** A spacious five-bedroom detached family home, quietly situated with driveway parking and open green space to the front. The property features a well-proportioned living room, a further flexible reception room, and a recently remodelled kitchen with modern finish, ample storage, and breakfast bar. A utility room, ground floor WC, and store add practical convenience. Upstairs, the principal bedroom enjoys an en-suite, with four further bedrooms and a family bathroom. Good size rear garden offers patio and lawn, perfect for outdoor dining and relaxation. Ideal for modern family living.



A spacious and thoughtfully designed five-bedroom detached family home, quietly positioned on a cul-de-sac with driveway parking and an attractive foregarden, overlooking open green space to the front.

The property offers generous, well-balanced accommodation, perfectly suited to modern family life. A central hallway provides an immediate sense of space, with access to all principal ground floor rooms. To the front, a well-proportioned living room creates a comfortable setting for everyday life, while a separate reception room offers excellent flexibility—ideal as a playroom, home office, or additional sitting area.

At the rear, the recently remodelled kitchen offers a modern finish, plenty of storage units, and a breakfast bar, making it a practical and inviting space for family life. Direct access to the garden enhances the flow for entertaining. A separate utility room, ground floor WC, and useful store add further convenience.

Upstairs, five bedrooms are arranged around a central landing. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom, offering flexibility for family, guests, or home working.

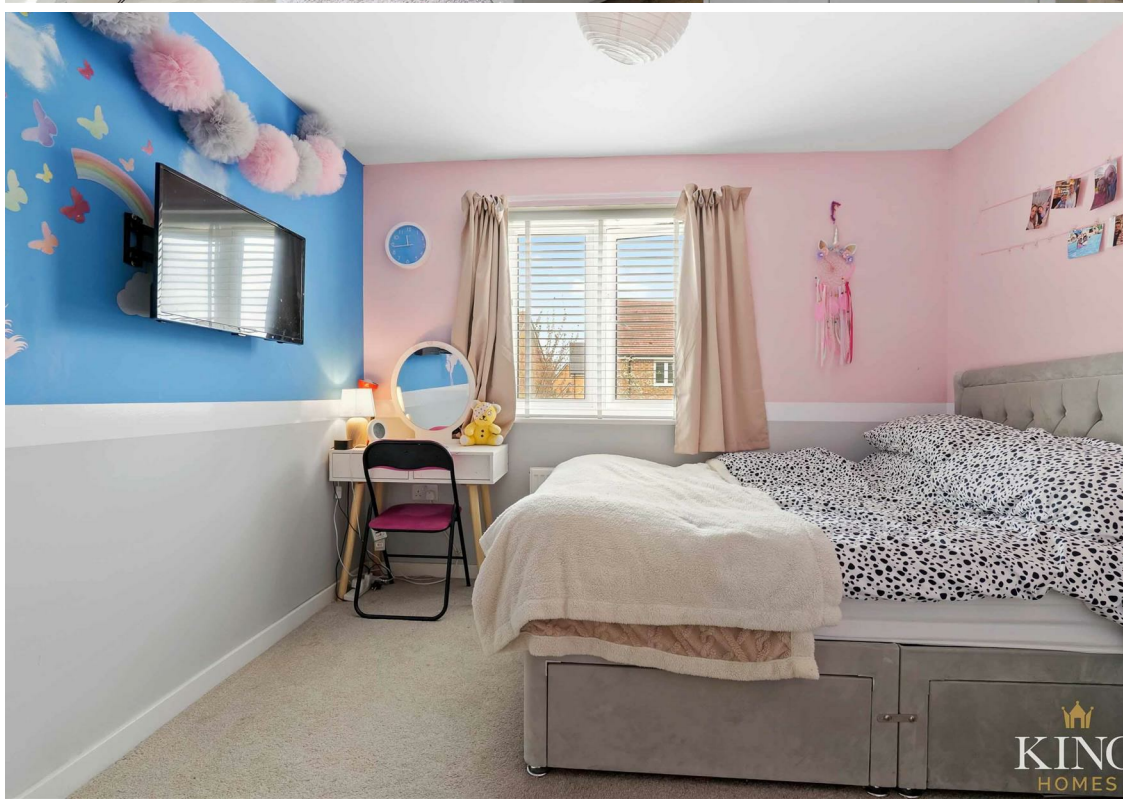
Externally, the rear garden has been designed for ease of maintenance, with a combination of patio and lawn providing space for relaxing and outdoor dining. To the front, the property enjoys a pleasant outlook over open green space, complemented by driveway parking and a useful store.

Location

Situated in the ever-popular riverside village of Bidford-on-Avon, the property enjoys a sought-after setting with a strong sense of community. The village offers a range of everyday amenities including local shops, cafés and pubs, along with well-regarded schooling. Bidford is particularly known for its attractive riverside setting, with the popular Big Meadow and village green providing scenic walks, open green space, and a relaxed environment for families and outdoor leisure. The village is well placed for access to Stratford-upon-Avon, Alcester, and Evesham, offering a wider range of shopping, dining, and cultural amenities, whilst remaining surrounded by Warwickshire countryside.

|               |                                |
|---------------|--------------------------------|
| Hall          |                                |
| Living Room   | 15'2" x 10'8" (4.63m x 3.26m)  |
| Play Room     | 12'4" x 9'3" (3.77m x 2.84m)   |
| Kitchen/Diner | 10'0" x 20'11" (3.07m x 6.39m) |
| Utility       | 6'5" x 5'6" (1.96m x 1.69m)    |
| W.C           |                                |
| Landing       |                                |
| Bedroom 1     | 13'5" x 10'8" (4.09m x 3.26m)  |
| En-suite      |                                |
| Bedroom 2     | 10'7" x 15'10" (3.25m x 4.83m) |
| Bedroom 3     | 11'9" x 10'1" (3.60m x 3.08m)  |
| Bedroom 4     | 10'0" x 9'0" (3.07m x 2.75m)   |
| Bedroom 5     | 7'0" x 7'1" (2.15m x 2.16m)    |
| Bathroom      | 5'6" x 9'0" (1.70m x 2.75m)    |
| Store         | 3'10" x 9'3" (1.18m x 2.84m)   |













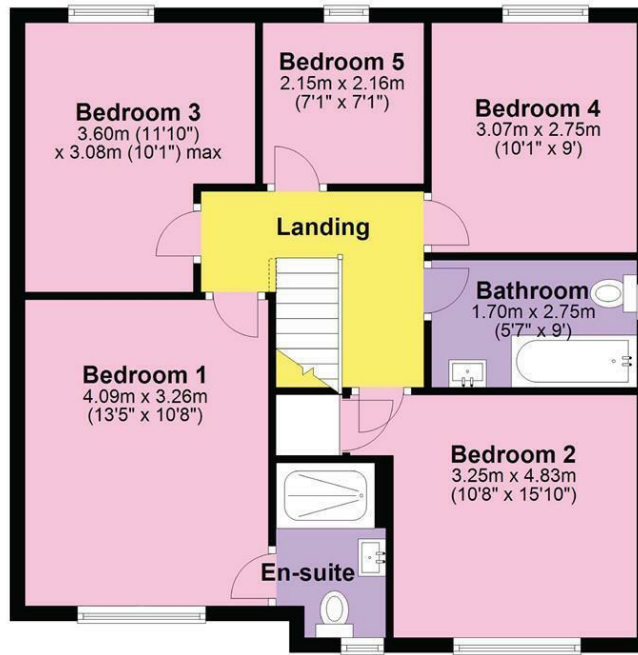
### Ground Floor

Approx. 65.7 sq. metres (707.3 sq. feet)



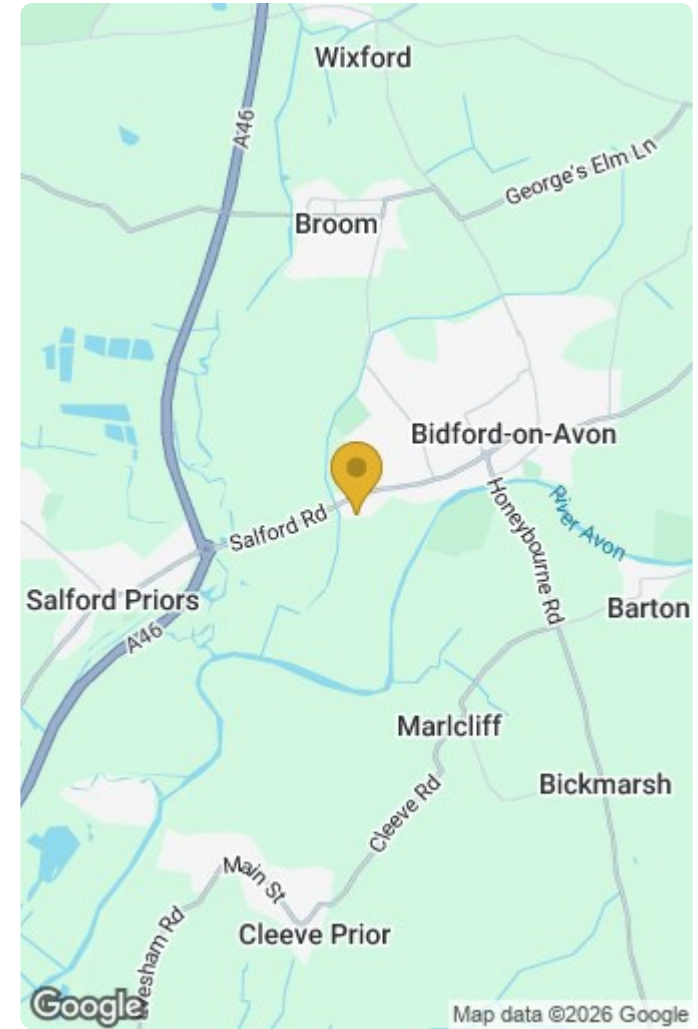
### First Floor

Approx. 65.7 sq. metres (707.3 sq. feet)



Total area: approx. 131.4 sq. metres (1414.5 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 94        |
| (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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |