

ARROW WAY BIDFORD-ON-AVON ALCESTER



A beautifully improved and extended detached family home thoughtfully reconfigured to provide spacious open-plan living across three floors. Positioned at the head of a private shared driveway, the property enjoys a peaceful setting just a stone's throw from a small park, along with attractive countryside views from several rooms. The well-presented accommodation includes an inviting reception hallway leading through to a bright lounge/diner with patio doors opening onto the garden. The modern kitchen is complemented by a utility area, with a separate study and cloakroom completing the ground floor. On the first floor are five well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom. The second floor features a well-designed loft conversion, offering a versatile space with a dormer window, roof lights, underfloor heating, dressing area, and en-suite bathroom. Outside, there is ample driveway parking, a front garden with mature trees providing privacy, and a pleasant rear garden with additional screening. A single garage completes the property.

£600,000

Burton House, High Street, Alcester, Warwickshire, B49 5AB.
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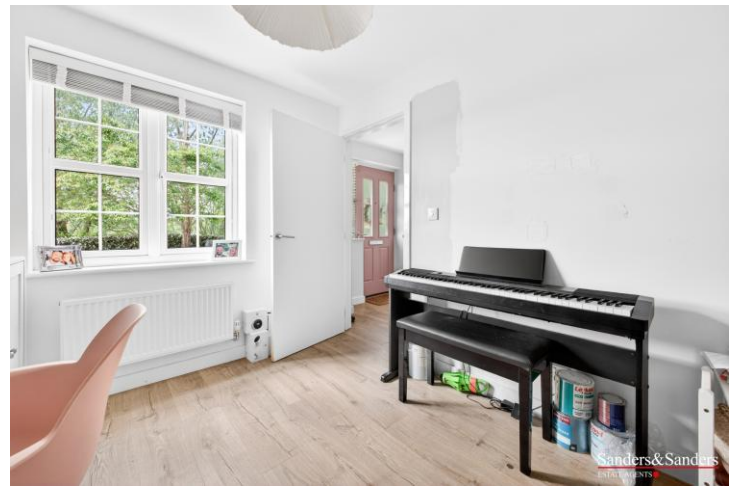
Web: www.sanders-sanders.co.uk

12 Arrow Way, Bidford-on-Avon, Alcester, Warwickshire, B50 4GQ

Open-Plan Lounge/Diner



Study



Open Plan Kitchen/Utility Area



First Floor Bedrooms





En-Suite Shower Room



Bathroom



Second Floor Bedroom/Dressing Area and En-Suite



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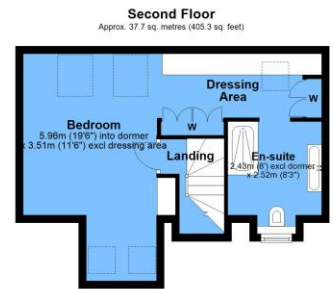
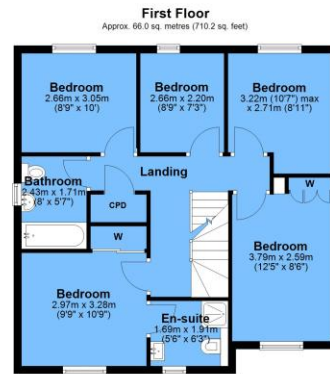
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Open-Space Service Charge

There is a service charge for the upkeep of the communal open-space areas and the fee payable 1 January 2026 – 31 Dec 2026 was £244.82 (this may be subject to change).

Floor Plans & Property Details Disclaimer

These floor plans are for identification purposes only in relation to where one room is situated to another. They are not to be relied upon in any way for dimensions, scaling, or sq. ft/metres. We will not be held responsible for any loss incurred, due to reliance on these measurements from the floor plans or measurements from the property details. You are advised to confirm all measurements.

Fixtures & Fittings

Please note that the fixtures & fittings shown on the photographs, contained within these property details, do not form part of a fixtures & fittings list. Some items may/may not be included. You are advised to clarify what items are included before entering into any negotiations.

Money Laundering Regulations – Identification Checks

In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Sanders&Sanders must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.