

Property details approval form

14 Scott Close, Bidford-On-Avon, Alcester, Warwickshire, B50 4HY

Date: 23 April 2026

Property Ref and Version: STR108755 - 0003

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers over £280,000

Tenure: Freehold

○ Key Features

- > Energy Rating: Awaited
- > CONSERVATORY
- > GARAGE
- > MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- > REAR GARDEN
- > DRIVEWAY
- > GATED SIDE ACCESS

○ Short Description

Three bedroom semi detached property located in the heart of Bidford on Avon.

○ Long Description

A well-presented three-bedroom semi-detached home situated in the popular village of Bidford-on-Avon. The property benefits from a spacious driveway, a private rear garden, and a single garage, offering excellent practicality for family living.

Ideally located within easy reach of village amenities the home provides convenient access to everyday essentials in a welcoming community setting.

○ Directions

○ Agents Note

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○ Room Description

Lounge

A bright and inviting lounge featuring two patio doors opening out to the rear garden, allowing for excellent natural light and a seamless indoor–outdoor flow. The room includes an electric fireplace creating a cosy focal point, with stairs leading to the first floor and useful under-stair storage enhancing the practical layout.

Kitchen

A well-equipped kitchen featuring tiled flooring and part-tiled walls, offering both practicality and easy maintenance. The space includes laminated work surfaces, a sink and drainer with mixer tap, and ample room for appliances. An electric oven with gas hob and built-in extractor fan provides convenient cooking facilities. A double-glazed window to the front elevation allows natural light to brighten the room.

Conservatory

A bright and airy conservatory featuring tiled flooring and a door leading out to the rear garden, creating an ideal space for relaxation or additional dining with views over the outdoor area.

Garage

A single garage providing secure parking and additional storage options. Ideal for vehicle housing, hobbies, or general storage, the space offers practical versatility to suit a range of needs.

Bedroom One

A well-proportioned primary bedroom featuring a double-glazed window to the rear elevation, allowing plenty of natural light. The room benefits from direct access to the en-suite shower room, offering added convenience and privacy.

Shower Room

A modern shower room fitted with a shower cubicle and wash hand basin, offering a clean and practical space for daily use.

Bedroom Two

A bright and comfortable second bedroom featuring a double-glazed window to the front elevation, allowing natural light to fill the space.

Bedroom Three

A bright bedroom featuring a double-glazed window to the rear elevation, providing pleasant natural light and views over the garden.

Bathroom

A well-presented bathroom comprising a bath, hand wash basin, and low-level W/C. The room features part-tiled walls for a clean and practical finish, along with a double-glazed window to the rear elevation providing natural light and ventilation.

Garden

A fully fence-enclosed rear garden offering a good degree of privacy, with side access for added convenience. The outdoor space features a patio area ideal for seating and entertaining, along with a lawned section and established shrub borders that provide colour and interest throughout the year.

Driveway

Parking for 3 cars.

Agents Notes

Fully boarded loft.

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○ Property Images



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○ Property Images



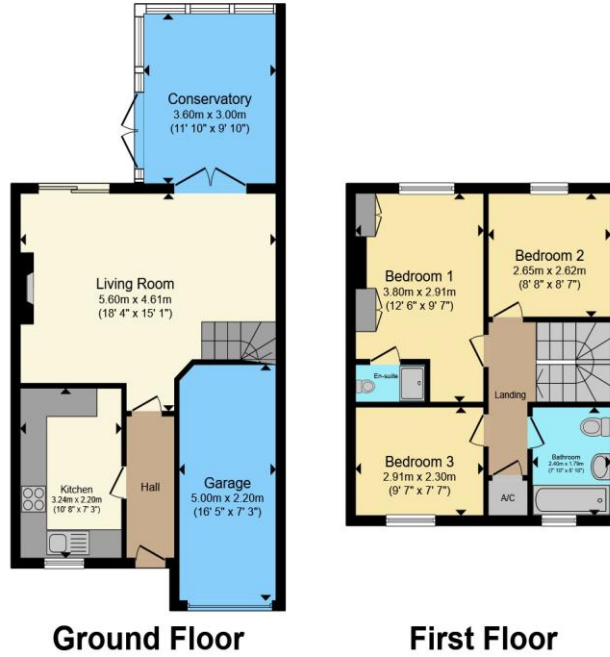
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○ Floor Plan



Total floor area 97.7 m² (1,052 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



○ Approval

Signature

Date

Dan Morris		
Mrs A.J. Lewis		