



Peter Clarke

11 Wessons Road, Bidford-on-Avon, Alcester, Warwickshire, B50 4DR

- Four reception rooms
- Stone fireplace with gas fire in sitting room
- Modern decoration throughout and new boiler
- Large single garage and drive for four cars
- Easterly garden with mature hedges for privacy
- Walking distance to the village centre
- Good transport links to A46, Stratford upon Avon and London Paddington via Honeybourne



£315,000

A linked semi-detached house, decorated to a modern standard throughout and within walking distance of the village of Bidford on Avon, including the local primary school. Four reception rooms, perfect for hosting, a large single garage and plenty of parking. The property also benefits from excellent access to Stratford upon Avon, the A46 and Honeybourne Railway Station which has direct trains to London Paddington.

ACCOMMODATION

Porch leading to entrance hall with stairs to first floor. Sitting room with granite fireplace with gas fire, floor to ceiling window to front. Kitchen with range of cupboards and work surface, five burner gas hob, built in double oven, free standing washing machine, free standing fridge, one and a half bowl sink and drainer, pantry under stairs. Dining room opening to conservatory with French doors to side leading to the garden. Study has French doors to garden and access to garage.

First floor landing. Bedroom One with large window to front, built in wardrobe. Bedroom Two with large window to rear. Bedroom Three with window to front. Bathroom with wc, wash hand basin, bath with (recently fitted) shower over.

Outside the rear garden is east facing and has a sun trap patio at the top, with mature hedges for privacy. Good quality garden shed. Large single garage and driveway for four cars.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas heating to radiators. The boiler was installed in October 2023 and is still under warranty.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

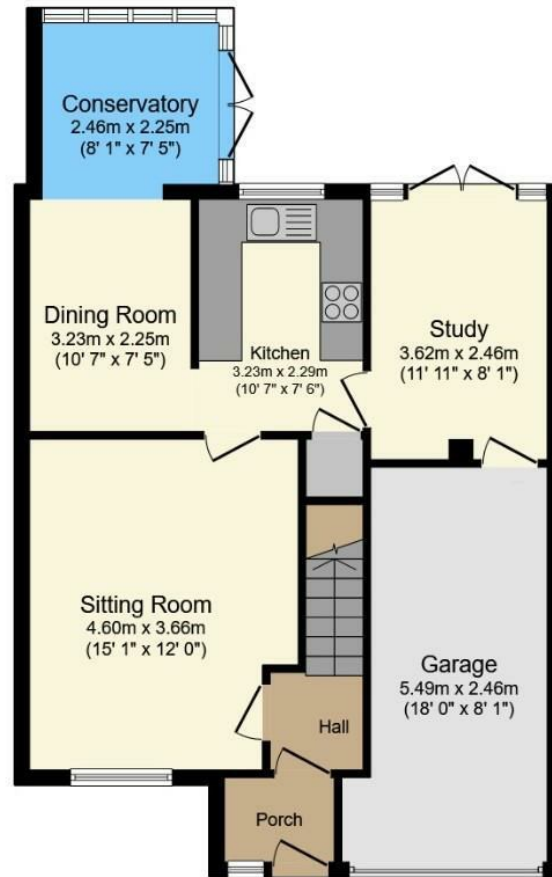
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

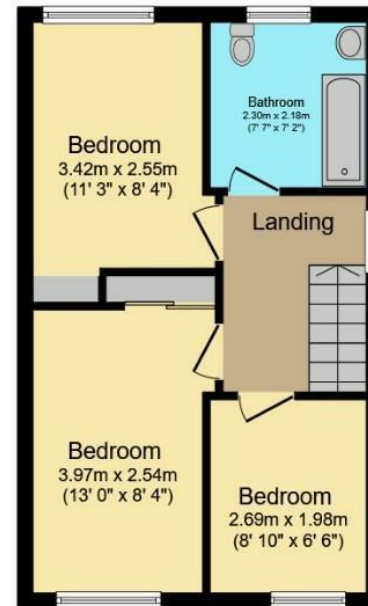
VIEWING: By Prior Appointment with the selling agent.



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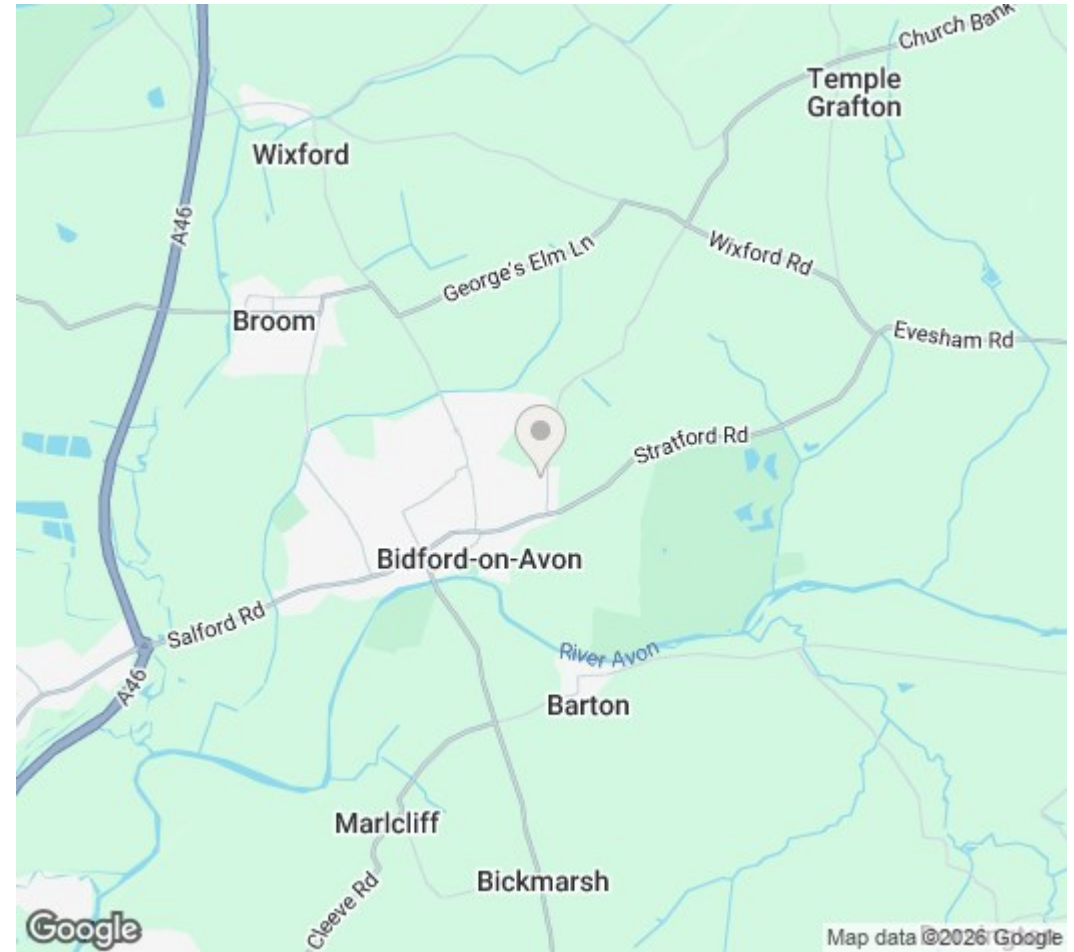
Ground Floor
Floor area 68.9 sq.m. (741 sq.ft.)



First Floor
Floor area 36.8 sq.m. (396 sq.ft.)

Total floor area: 105.7 sq.m. (1,137 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



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