

## PLOUGH COTTAGES TOWER HILL BIDFORD-ON-AVON



Constructed in 2016 on the site of the former Plough Inn, this distinctive home is one of just four individually designed properties, enjoying a delightful village setting just a short stroll from the heart of Bidford-on-Avon. Occupying an end position and giving the appearance of a detached home, this deceptively spacious property offers two generous double bedrooms, an attractive and established rear garden, together with thoughtfully designed accommodation, making it an ideal home for first-time buyers, downsizers or those seeking something a little different. Accommodation: Gated porch, reception hallway, cloakroom, lounge, kitchen/breakfast room, two double bedrooms (principal with en-suite), family bathroom, attractive rear garden and allocated parking. EPC – C.

**£260,000**

# 1 Plough Cottages, Tower Hill, Bidford-on-Avon, Alcester, B50 4DZ

**Lounge**



**Kitchen/Breakfast room**



**Bedroom One**



**Bedroom Two**



**Bathroom**



**En-Suite**



**Rear Garden**





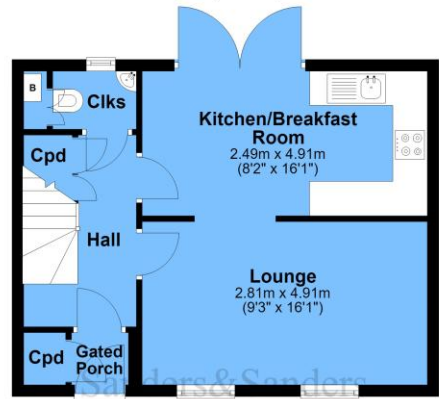
## Allocated Parking

**We are informed that the allocated parking is subject to a service charge and we are waiting confirmation of the amount payable and any restrictions.**

## 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.**

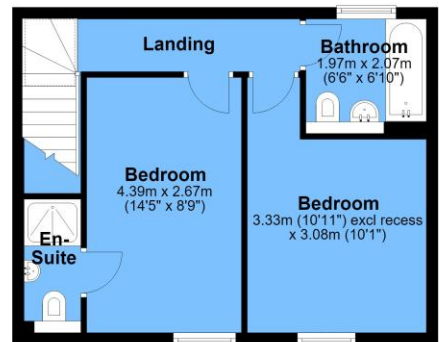
**Ground Floor**  
Approx. 36.2 sq. metres (389.8 sq. feet)  
(excluding Gated Porch)



ESTATE AGENTS

**First Floor**

Approx. 37.4 sq. metres (402.6 sq. feet)



## 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.**