





House - Detached

QUEEN ELIZABETH WAY, BIDFORD ON AVON, WARKS, B50 4GN

Asking Price
£525,000

FEATURES

- ** SALE AGREED ** No Onward Chain
- Four Bedrooms
- Double Garage
- Cul De Sac Location
- Detached
- NHBC
- Ensuite
- South Facing Rear Garden

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AVON ESTATES

4 Bedroom House - Detached located in Bidford On Avon

Entrance Hall
Obscure double glazed door to front aspect, single panel radiator, storage cupboard under stairs, wood effect flooring, stairs to first floor, leads to Sitting Room, Kitchen/Diner & Study.

Sitting Room
13' x 11'2"
Double glazed window to front aspect, TV point, telephone point, wood effect flooring, single panel radiator and spotlights.

Study/Playroom
11'2" x 6'7"
Double glazed window to front aspect, wood effect flooring and double panel radiator.

Kitchen/Diner
23'2" x 16'2" max x 8'9" min
Double glazed window to rear aspect, double glazed window to side aspect, double glazed bi fold doors to rear aspect, two single panel radiators and wood effect flooring. A range of wall and base units with work surface over, one and a half bowl sink with drainer, mixer taps and tiled splashback. Spotlights, filter hood, built in electric hob, built in double electric oven, built in dishwasher, built in fridge/freezer and leads to Utility.

Utility
6'4" x 5'7"
Obscure double glazed door to rear aspect, tiled floor, range of base units with sink, drainer, mixer taps and splashback. Single panel radiator, space for washing machine and tumble dryer. Wall mounted boiler and leads to Downstairs WC.

Downstairs WC
Spotlights, dual flush low level WC, pedestal wash hand basin, tiled splashback, tiled floor, single panel radiator and extractor fan.

Landing
Double glazed window to front aspect, access to part boarded loft with ladder, light and power. Fitted carpet, airing cupboard with tank and slatted shelving. Leads to all Bedrooms and Bathroom.

Bedroom One
11'4" x 10'3"
Double glazed window to rear aspect, fitted double wardrobes, single panel radiator, spot lights, fitted carpet and leads to Ensuite.

Ensuite
Obscure double glazed window to rear aspect, shower cubicle, extractor fan, dual flush low level WC, pedestal wash hand basin, tiled splashback, spotlights, heated towel rail, tiled floor and shaver point.

Bedroom Two
11'4" x 10'7"
Double glazed window to front aspect, fitted double wardrobes, single panel radiator and fitted carpet.

Bedroom Three
11'3" x 9'6"
Double glazed window to rear aspect, fitted double wardrobes, single panel radiator and fitted carpet.

Bedroom Four
11'4" x 6'6"
Double glazed window to front aspect, single panel radiator and fitted carpet.

Bathroom
Obscure double glazed window to side aspect, three piece white suite comprising of dual flush WC, pedestal wash hand basin with splashback and standard bath with shower over. Heated towel rail, tiled floor, spotlights, shaver point and extractor fan.

Rear Aspect
Enclosed garden, laid to lawn, raised beds and borders. Patio, raised decked area, side gated access, courtesy lighting, cold water tap, shed and double power point.

Front Aspect
Courtesy lighting, storm porch, stoned area for pots, EV charger and off road parking for two vehicles.

Double Garage
19'6" x 19'1"
Electric up and over roller door, power, lighting and storage in the eaves.

Tenure Freehold
We understand the property is for sale 'Freehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

Anti Money Laundering

We are now required by HM customs and excise to verify the identity of all purchasers and vendors as such should you wish to proceed with the purchase of this or any other property two forms of identification will be required. Further information is available from our office.

Council Tax Band

Currently tax band 'F' this is subject to change during the conveyance if the property has been extended since 1st April 1991

NB

Whilst we endeavour to make our sale's details accurate, if at any point there is anything of particular importance to you, please contact us and we will be pleased to check the information. Please do so if you're travelling some distance to view the property. These particulars are not to form part of the sale contract and may be subject to errors and/or omissions. The agents did not verify the property's structural integrity, ownership, tenure, acreage, planning/building regulations, status, square footage or the availability/operation of services and/or appliances. The property is sold subject to any rights-of-way, public footpaths, wayleaves, covenants and any other issues or planning/building regulation matters which may affect the legal title. Prospective purchasers must satisfy themselves as to the particulars correctness and should seek legal validation of all matters prior to expressing any formal intent to purchase. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale contract. No person in this firm's employment has the authority to make or give any representation or warranty in any respect









Call us on

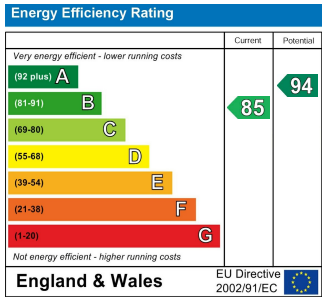
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Council Tax Band - F

Energy Performance Rating - B





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.