

Property details **approval form**

24 St. Laurence Way, Bidford-On-Avon, Alcester, Warwickshire, England, B50 4FF

Date: 12 October 2026

Property Ref and Version: STR108954 - 0006

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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 | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 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

guide price £140,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2000.

○ Key Features

- > Energy Rating: C
- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > ONE BEDROOM COACH HOUSE
- > MODERN FITTED KITCHEN
- > SPACIOUS LOUNGE
- > POPULAR BIDFORD ON AVON LOCATION
- > IDEAL FIRST TIME BUY OR INVESTMENT

○ Short Description

A one-bedroom coach house situated in a pleasant location within the popular village of Bidford-upon-Avon. Offering a modern kitchen, spacious lounge and generous bedroom, this property presents an excellent opportunity for first-time buyers, investors or those looking to downsize.

○ Long Description

Located on the popular St Laurence Way development in Bidford-upon-Avon, this one-bedroom coach house offers well-proportioned accommodation in a convenient village location.

The property comprises an entrance hall leading to a spacious lounge, providing ample room for both living and dining furniture. The modern fitted kitchen offers a range of units and worktop space, making it both practical and functional for everyday living.

The accommodation is completed by a generous double bedroom and a bathroom.

Bidford-upon-Avon is a highly regarded village offering a range of local amenities including shops, cafés, pubs, schools and riverside walks, whilst also providing excellent access to Stratford-upon-Avon, Evesham and surrounding transport links.

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This property presents an ideal opportunity for first-time buyers, investors or those seeking a low-maintenance home in a sought-after village setting.

○ **Directions**

○ **Agents Note**

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○ Room Description

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Buyer Aml Fee

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○ Room Description

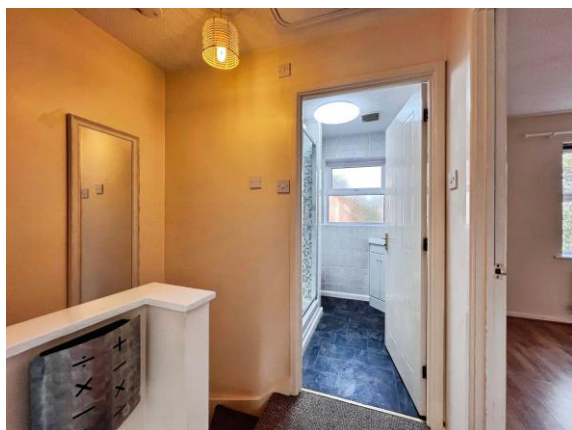
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○ Property Images



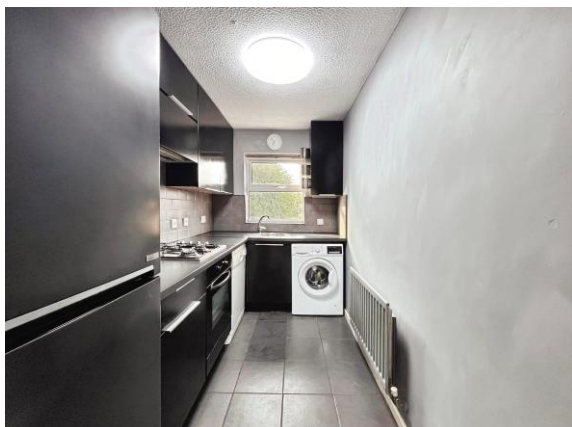
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○ Floor Plan

○ Approval

	Signature	Date
Nathan Di Carlo		
Mr A.F. Owen		