



**Chestnut Way ,**  
Bidford-on-Avon, B50 4GF

Jeremy  
McGinn & Co 

## Available at Offers Over £300,000



Situated in this quiet and sought-after residential area, this beautifully presented three-bedroom detached property offers a perfect blend of comfort, practicality, and modern living. Ideal for families, first-time buyers, or downsizers alike, the home is thoughtfully laid out and ready to move into.

As you step inside, you're welcomed by a bright entrance hallway leading to a convenient downstairs W/C—ideal for guests or busy family life. To the front of the property, a separate kitchen provides a well-organised and functional cooking space, complete with ample storage and worktop space, perfect for preparing everyday meals or entertaining friends.

The heart of the home is the spacious living room, located at the rear, offering a warm and inviting atmosphere with plenty of natural light. This room also benefits from a built-in storage cupboard, perfect for keeping things neat and tidy. Elegant French doors open directly onto the private, low-maintenance rear garden, creating a seamless indoor-outdoor flow—ideal for summer BBQs, relaxing with a book, or letting children play safely.

Upstairs, the property comprises three generous bedrooms, offering flexibility for growing families, guests, or even a home office. The modern shower room is well-appointed and finished in contemporary style, designed for ease and comfort.

Outside, the home continues to impress with a private driveway and large garage, providing secure parking and additional storage. The rear garden is designed for minimal upkeep, making it ideal for those wanting outdoor space without the ongoing maintenance.

This home truly ticks all the boxes for comfortable and easy



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living. Whether you're stepping onto the property ladder or looking for a smart move, this is a fantastic opportunity not to be missed.

A viewing is highly recommended.





**Tax Band: D**

**Council: Stratford District Council**

**Tenure: Freehold**

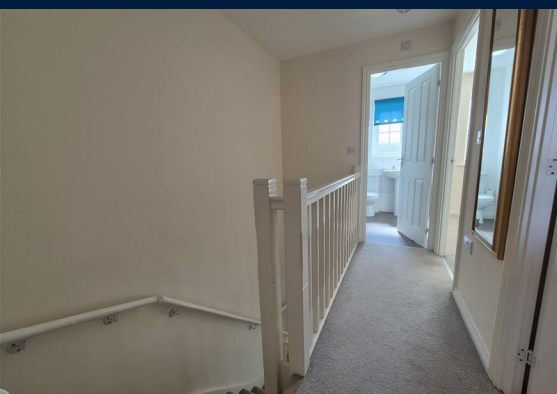
Money Laundering Regulations –  
Identification Checks

In line with 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 Jeremy McGinn & Co 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.

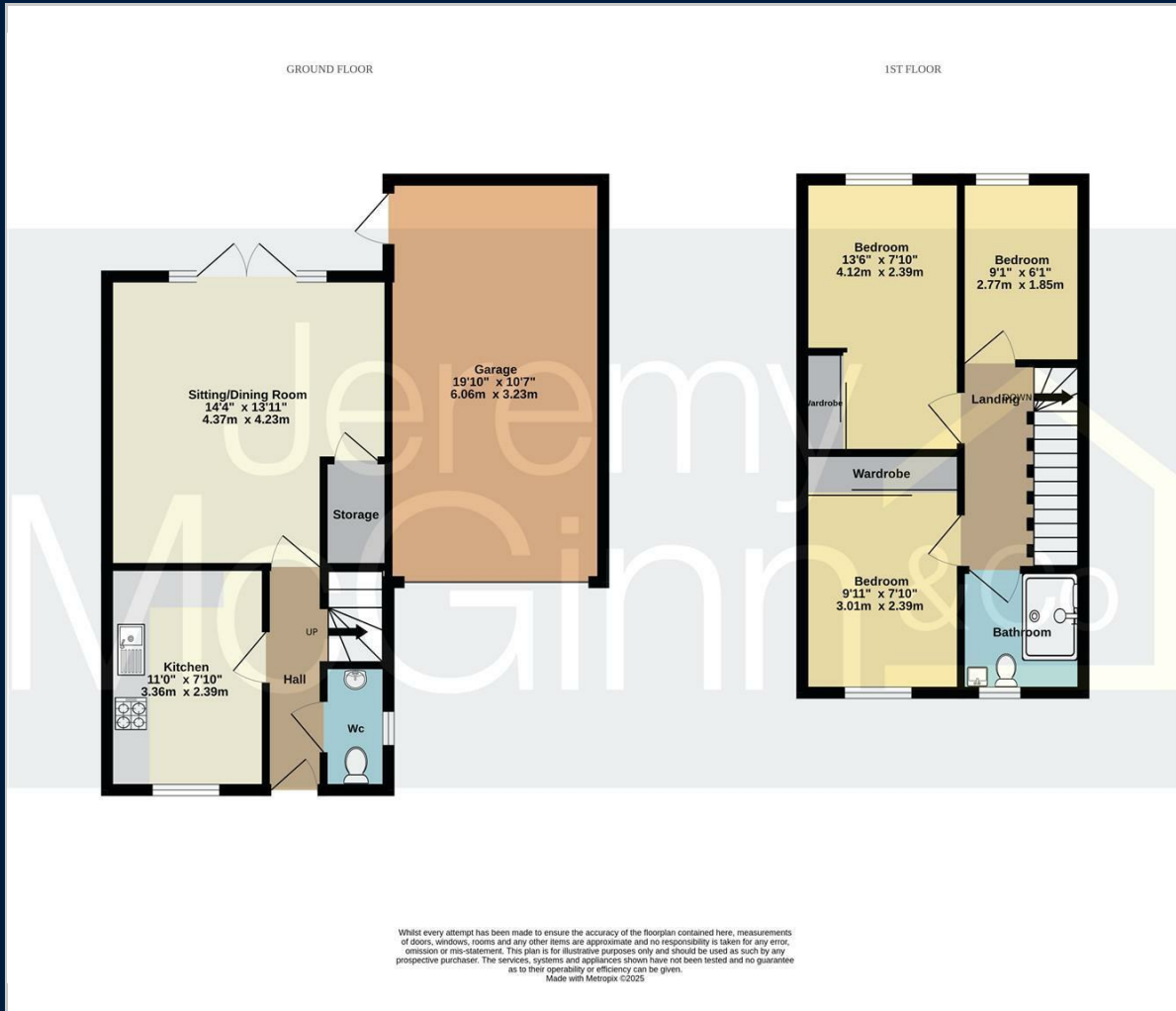
Please note that this fee is non-refundable under any circumstances.

Bidford on Avon comprises a popular riverside village situated a few miles downstream from Stratford upon Avon and boasts a rich history with many characterful properties and a fine range of local amenities including shops, cafés, pubs and restaurants in addition to a supermarket and new medical centre.

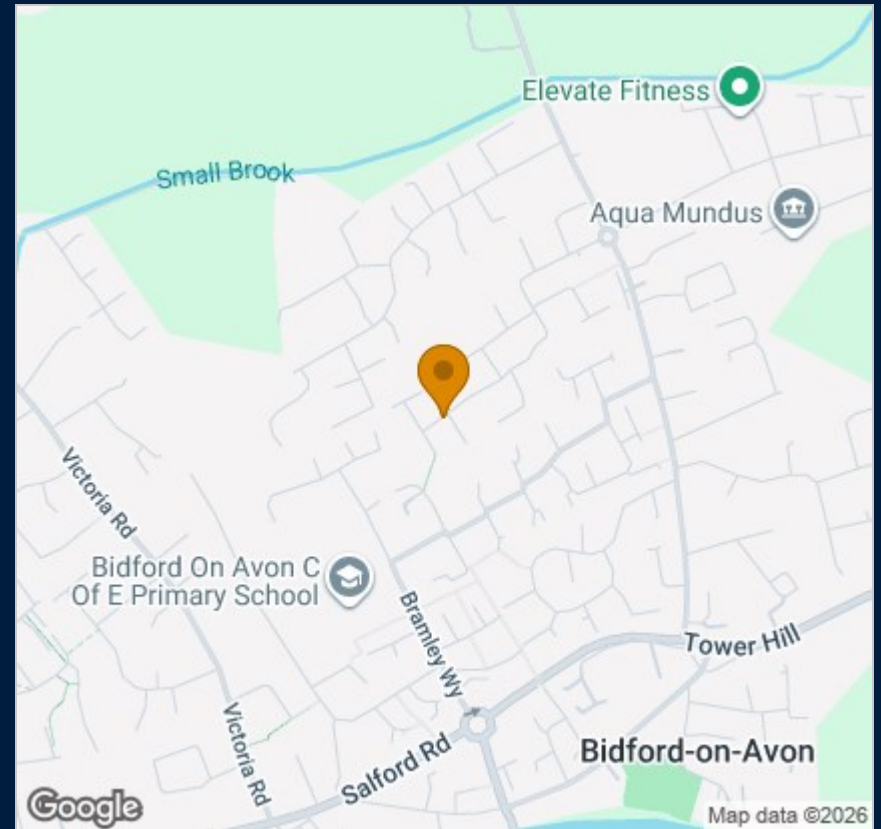
Bidford's proximity to Stratford upon Avon & Alcester to which there are regular public transport services makes this a convenient place to live with so many country & riverside walks right on the doorstep.



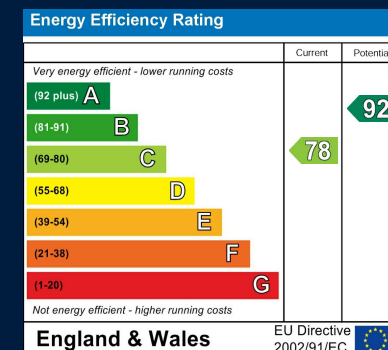
# Floor Plan



# Map



# Energy Performance



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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