



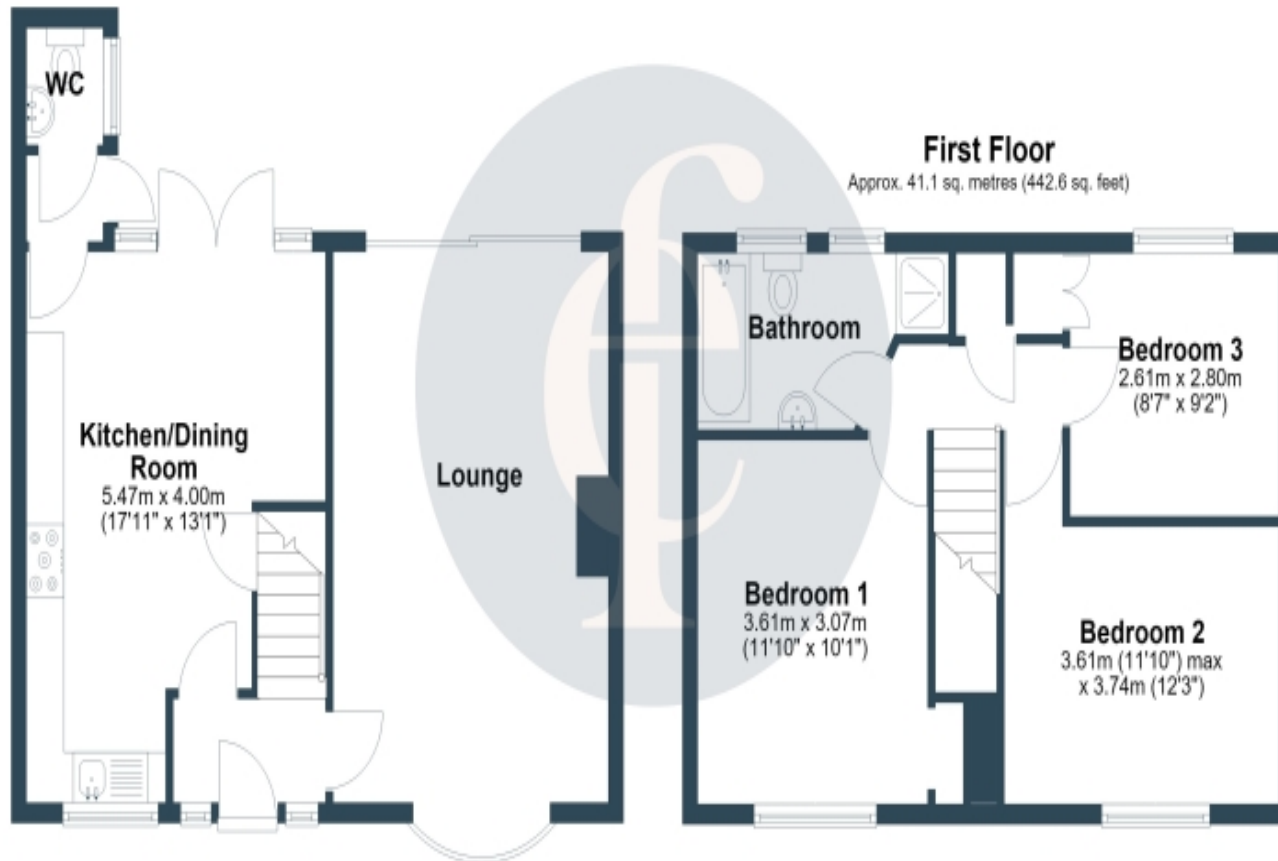
The Leys, Bidford-on-avon, Warwickshire, B50 4DS

Offers In Excess Of £260,000



Ground Floor

Approx. 45.0 sq. metres (484.8 sq. feet)



Total area: approx. 86.2 sq. metres (927.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Finding a home is never easy... but when you are faced with a home that all encompasses the meaning of a family home it makes the decision a little easier.

The Leys has been thoroughly loved and enjoyed by the current owners for 25 years and is now ready for a new family to begin their journey here.

The home is nestled in a pretty cul-de-sac in the riverside village, Bidford-on-Avon.

Bidford-on-Avon enjoys a highly convenient location, with excellent road links to nearby Stratford-upon-Avon (approx. 7 miles), Evesham (approx. 9 miles), and Alcester (approx. 5 miles). The M40 and M5 motorways are both within easy driving distance, providing access to Birmingham, the Cotswolds, and beyond.

Rail services from nearby Honeybourne (approx. 8 miles) and Evesham offer regular connections to London Paddington and Worcester

The village is well served for families, with Bidford-on-Avon C of E Primary School, located just a short walk from the property. There is a choice of highly regarded secondary schools in nearby Alcester and Stratford-upon-Avon, including grammar school options.

Upon entering the home, you are welcomed through a front garden that is mainly laid to lawn and enclosed by wooden fences and mature shrubs. This private entrance is just the beginning of the peace and tranquillity felt here.

You enter the home into an entrance hall which allows access to both the living room and the breakfast kitchen. The kitchen has been remodelled by the current owners to maximise the space and allow ample storage. The kitchen benefits from a front to back aspect with large windows overlooking the front garden and French doors allowing access to the rear garden, and straight onto the patio. Ideal for when BBQing and socialising with friends throughout the summer. The 'Rangemaster' Oven is not only an appealing focal point to the room but also very practical with the 7-burner hob and 2 separate ovens. Under the stairs, a utility cupboard has been created to allow you to store your washing machine and other larger items like brooms, mops and ironing boards, neatly out of the way.

To the back of the kitchen is a small hallway, with a pedestrian door to the garden and space to hang coats and shoes. This leads to the downstairs W.C.

The living room also benefits from running front to the back of the home and enjoying patio doors that lead to the garden. At the front is a bay window, a lovely character feature that is enjoyed by many in a home. The living room has an old chimney that has been closed by the current owners but does have the possibility of being opened again and a fire of your choice installed. By doing so you could create an even cosier room for winter evenings by the fire with a hot chocolate and your favourite film on the TV.

Upstairs the current owners have remodelled to create three generous size bedrooms, all with ample room for wardrobes and furniture to be added. The Master bedroom features built in shelves in an alcove that could be used for further storage or as a display shelf. The third bedroom features built in wardrobes already in place.

The family bathroom has been updated more recently to benefit underfloor heating, fully tiled walls and a white suite that comprises of a low-level WC, wash hand basin, walk in shower cubicle and separate bath. There are two windows to the rear of the property to allow plenty of light and fresh air to flood the room.

On the landing is access to the loft via a loft hatch, the loft is partially boarded for storage. There is also an airing cupboard that houses the boiler, this has been replaced 3 years ago and serviced regularly.

Outside is a large mature, private garden. Due to its size and position the garden has sun throughout the day but still has areas of shade for some rest bite. As you step outside there is a large patio area with a brick-built BBQ, perfect for summer evenings with family and friends. There are planted borders all around the garden that can be used for pretty shrubs and flowers or as a veggie patch. At the end of the garden is another patio area to enjoy the sun from with a wooden pergola surround. There has been an outside hot and cold tap installed as well as external plug sockets.

Parking is based on first come first served in a communal car park to the front of the property. There is also plenty of space on the street adjacent to the property for additional parking.

I think you will agree with me, this home has been lovingly and thoughtfully cared for. Viewing is a must to appreciate the size and position of this home and to feel the homeliness and warmth it could bring to your family.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

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Tel: 01789 590 988

Mob: 07947112186

West Park, Alscot Estate, Atherstone Hill, Atherstone on Stour, CV37 8NF

www.emmafranklinstateagents.co.uk