



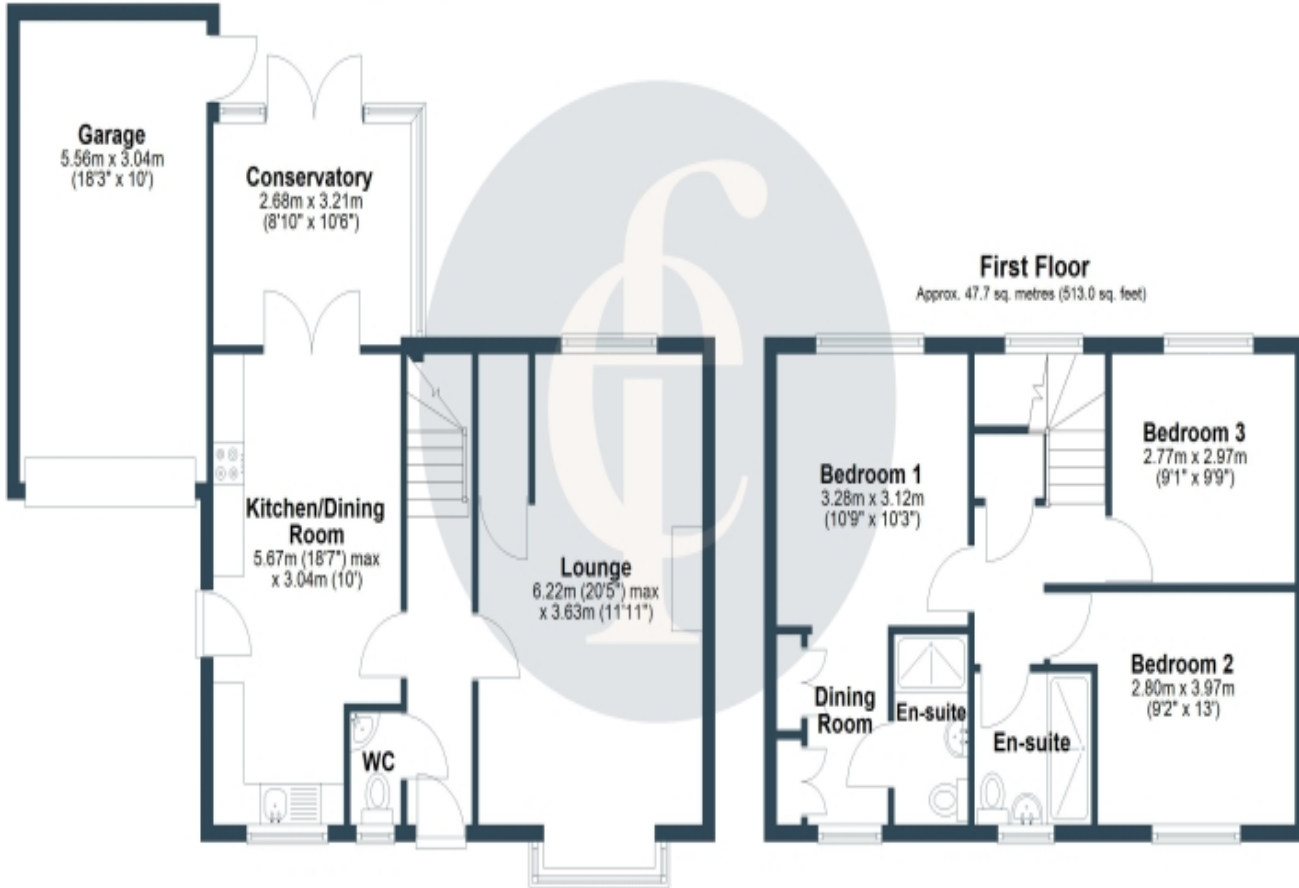
Ebsdorf Close, Bidford-on-Avon, Alcester, B50 4FQ

Offers In Excess Of £350,000



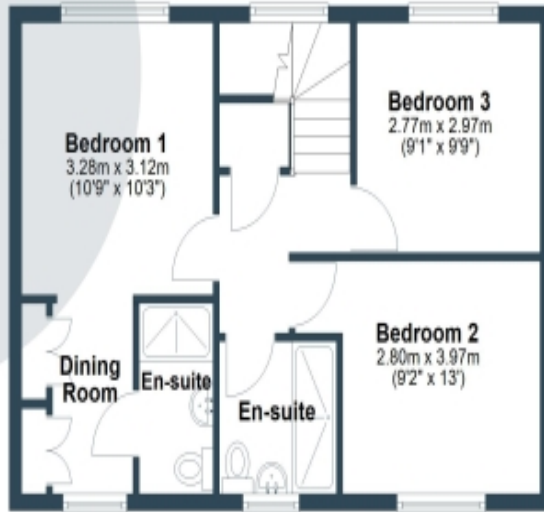
Ground Floor

Main area: approx. 54.3 sq. metres (584.3 sq. feet)
Plus garages, approx. 16.9 sq. metres (181.7 sq. feet)



First Floor

Approx. 47.7 sq. metres (513.0 sq. feet)



Main area: Approx. 101.9 sq. metres (1097.3 sq. feet)
Plus garages, approx. 16.9 sq. metres (181.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A handsome detached family home, positioned on a corner plot with a private garden and detached garage. Nestled in a small development on the edge of the sought-after riverside village, enjoying a peaceful spot. Being sold with the added benefit of no onward chain and fitted solar panels, to help with the cost of living.

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.

On arrival, you can park on the adjacent driveway, allowing parking for two cars with a carport offering shelter for your car. Walk to the front door with an attractive canopy porch opening onto the hallway that allows access to the first and ground floor accommodation.

The accommodation is divided into two sides of the entrance, with the spacious sitting room on the right and the breakfast dining kitchen to the left.

The sitting room enjoys a focal point of a log-burner, ready for a cosy winter evening. Boasting a dual aspect with a window overlooking the garden and a double-glazed bay window to the front.

The breakfast kitchen has been created by a thoughtful alteration, by knocking the separate dining room through into what was a small kitchen. This is now a contemporary sociable space offering a casual dining space. With a range of matching stylish wall, display and base units, including a mixture of solid wood and Apollo Magna worktop, including a sink. Incorporating an electric induction hob, double oven, washing machine, fridge freezer and dishwasher. Again, this mirrors the dual aspect with French doors to the conservatory.

The conservatory is ideal as a formal dining space or even a playroom directly linked to the kitchen. This again offers direct access to the garden via French doors.

Completing the ground floor is the cloakroom/W.C just one of the three toilets, ideal for a growing family.

Upstairs are three good-sized bedrooms, the master bedroom enjoying a dressing area with fitted wardrobes and an en-suite shower room. The further two bedrooms are of a good size, positioned at the front and rear of the property, with the family shower room completing the first floor.

Outside is the private, well-stocked garden with planted shrubs and plants, with two patio seating areas. Useful shed and pedestrian door to the garage. The detached garage boasts a boarded loft, electric, and lighting, and is accessed via the two-car driveway.

Viewing is an absolute must to appreciate the presentation, size, and position of this fabulous family home.

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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