



Ban Brook Road,
Salford Priors, WR11 8XE

Jeremy
McGinn & Co 

Available at
Offers In The Region Of £385,000



Situated in a quiet tree-lined road in the village of Salford Priors, a well-presented Link-Detached Family home offering spacious living accommodation having the addition of a ground floor extension.

Set well back from the road, the property is approached over a large shaped and gravelled driveway providing parking for at least three vehicles, with a large, lawned front garden to the side.

Internally the accommodation includes; an entrance porch, a reception hall with oak-effect flooring which continues into the impressive open-plan Family/Dining/Kitchen having two sets of bi-folds to the garden, a roof lantern and a modern fitted kitchen with some Neff appliances. The kitchen is complimented by a separate utility room, a downstairs cloakroom and a garage store room. To the front is the Living room with picture window and a double-sided wood burner.

Upstairs the landing leads to the Three Bedrooms, two of which are doubles and a good size single, along with a contemporary Family Bathroom with bath and separate walk-in shower.

The rear Garden has a Westerly aspect therefore enjoys the afternoon and evening sunshine, and is fully enclosed with part wall/part fencing. There is a timber shed at the rear providing additional storage.





Tax Band: D

Council: Stratford

Tenure: Freehold

Salford Priors is a rural, agricultural village and civil parish about four miles south-west of Alcester and half a mile from Bidford on Avon in Warwickshire. The village is eight miles from the popular tourist town of Stratford upon Avon, the birthplace of William Shakespeare, and the River Avon runs near to it. Evesham lies seven miles to the south-west and is an important agricultural centre and soft fruit-growing area.

The village has its own Primary School, a Village Hall and a well-stocked village shop. There is also many open spaces to enjoy locally, and a versatile Playing Fields for all to use.

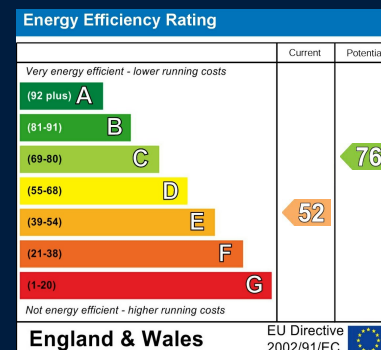
Floor Plan



Map



Energy Performance



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.

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.

49A High Street, Alcester, Warwickshire, B49 5AF
 Tel: 01789 868587 Email: alcester@jeremymcginn.com
www.jeremymcginn.com