



**10 Spearhead Road
Alcester, B50 4GT**

£310,000

**** Three Bedroom Semi Detached ** Open-plan kitchen/dining room with French doors ** Bay-fronted sitting room ** Principal bedroom with en suite & wardrobes ** Private, landscaped rear garden ** Driveway Parking **** A beautifully presented three-bedroom semi-detached home, offering a superb balance of space and practicality, ideal for modern family living. The standout feature is the impressive open-plan kitchen/dining room with French doors opening onto the landscaped rear garden—perfect for entertaining and everyday living. A bright bay-fronted sitting room provides a separate space to relax, while the principal bedroom benefits from built-in wardrobes and a private en suite. With driveway parking, a downstairs cloakroom, and a private, enclosed garden, this is a well-positioned home combining comfort, functionality and strong kerb appeal.

This attractive three-bedroom semi-detached home offers well-balanced accommodation, ideal for families or buyers seeking a practical and comfortable layout.

To the side of the property, a driveway provides off-road parking. The home also benefits from an attractive foregarden laid to lawn with established greenery, enclosed by black metal railings which enhance the property's kerb appeal.

The property opens into a welcoming entrance hall, with access to a convenient downstairs cloakroom and useful built-in storage beneath the stairs. To the front, a bright and spacious sitting room features a charming bay window, creating an inviting space for relaxing or entertaining.

To the rear, the home benefits from a modern open-plan kitchen and dining area. The kitchen is fitted with a range of units and worktops, along with integrated appliances including a hob with under oven, extractor hood, dishwasher, and an integrated fridge freezer, as well as designated space for a washing machine. The dining area offers ample room for a family table and enjoys direct access to the garden via French doors, creating a light-filled space ideal for both everyday living and entertaining.

Upstairs, there are three well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes and a private en suite shower room, while two further well-proportioned bedrooms offer flexibility. A contemporary family bathroom, fitted with a stylish white suite, serves the remaining bedrooms.

Externally, the property benefits from a landscaped rear garden featuring a paved patio area, a well-maintained lawn, and is fully enclosed by fencing, bordered by established greenery—creating a private and pleasant outdoor space.

LOCATION

Situated in the ever-popular riverside village of Bidford-on-Avon, the property enjoys a sought-after setting with a strong sense of community. The village offers a range of everyday amenities including local shops, cafés and pubs, along with well-regarded schooling. Bidford is particularly known for its attractive riverside setting, with the popular Big Meadow and village green providing scenic walks, open green space, and a relaxed environment for families and outdoor leisure. The village is well placed for access to Stratford-upon-Avon, Alcester, and Evesham, offering a wider range of shopping, dining, and cultural amenities, whilst remaining surrounded by Warwickshire countryside.

Hall

Kitchen/Diner

9'6" x 18'2" (2.90m x 5.55m)

Living Room

16'5" x 11'1" (5.01m x 3.38m)

W.C

Landing

Bedroom 1

4'0" x 14'11" (1.22m x 4.56m)

En-suite

3'8" x 7'4" (1.12m x 2.26m)

Bedroom 2

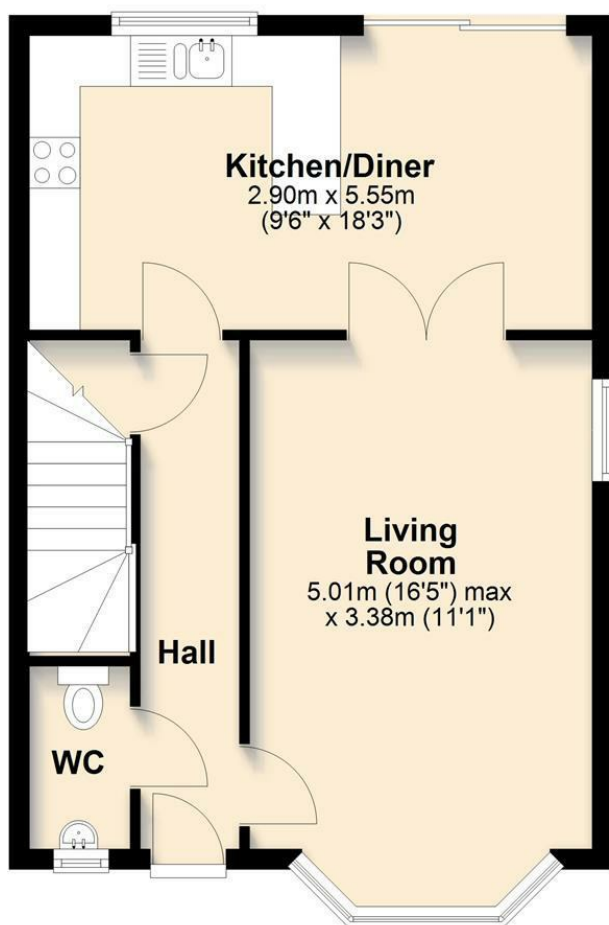
8'11" x 11'3" (2.73m x 3.45m)

Bathroom

6'3" x 6'9" (1.92m x 2.07m)

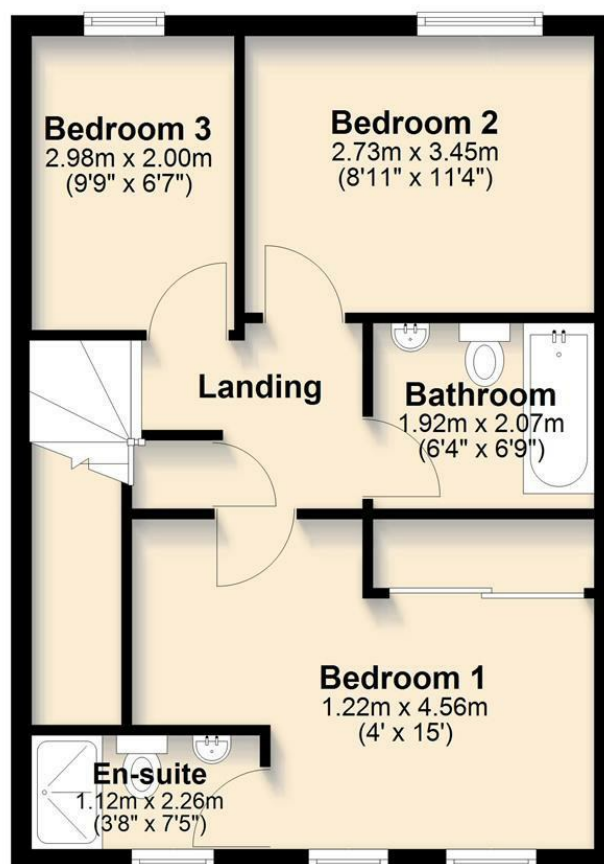
Ground Floor

Approx. 44.8 sq. metres (482.7 sq. feet)

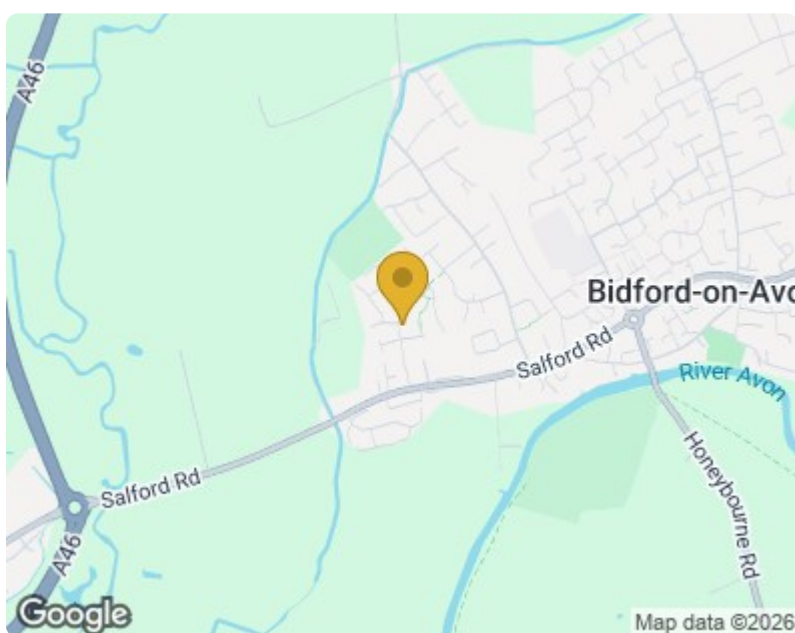


First Floor

Approx. 44.6 sq. metres (480.2 sq. feet)



Total area: approx. 89.5 sq. metres (962.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(81-91) A		
(69-80) B		
(55-68) C		
(39-54) D		
(21-38) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	