4 Spiers Court, St. Laurence Way, Bidford-on-Avon, Alcester, B50 4LF

- Freehold coach house apartment
- Beautifully presented
- Views over large green to the front
- Private garden and garage
- Open plan sitting/dining room, kitchen, bedroom and bathroom

1 1 1

Guide Price £195,000

A very attractive freehold coach house apartment with its own private garden and garage with beautifully presented large open plan sitting/dining area, bedroom, bathroom and off road parking, located opposite a green to the front.

ACCOMMODATION

A front door leads to hall with door to garage and stairs to first floor landing. Open plan sitting/dining room with wood effect floor, dual aspect and views of green to front, storage cupboard. Kitchen with range of cupboards and work surface, sink, built in fridge freezer, built in dishwasher, electric hob with oven and grill below. Inner hall with access to roof space, airing cupboard. Bedroom. Bathroom with bath with shower over, wc, wash hand basin.

Outside there is a shared under pass which leads to off road parking and garage with up and over door to front, utility area having fitted cupboards, washing machine, dryer and freezer. Garden to side which is lawned with decked area, attractive planted borders and enclosed by wood fencing and wall.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas heating to radiators.

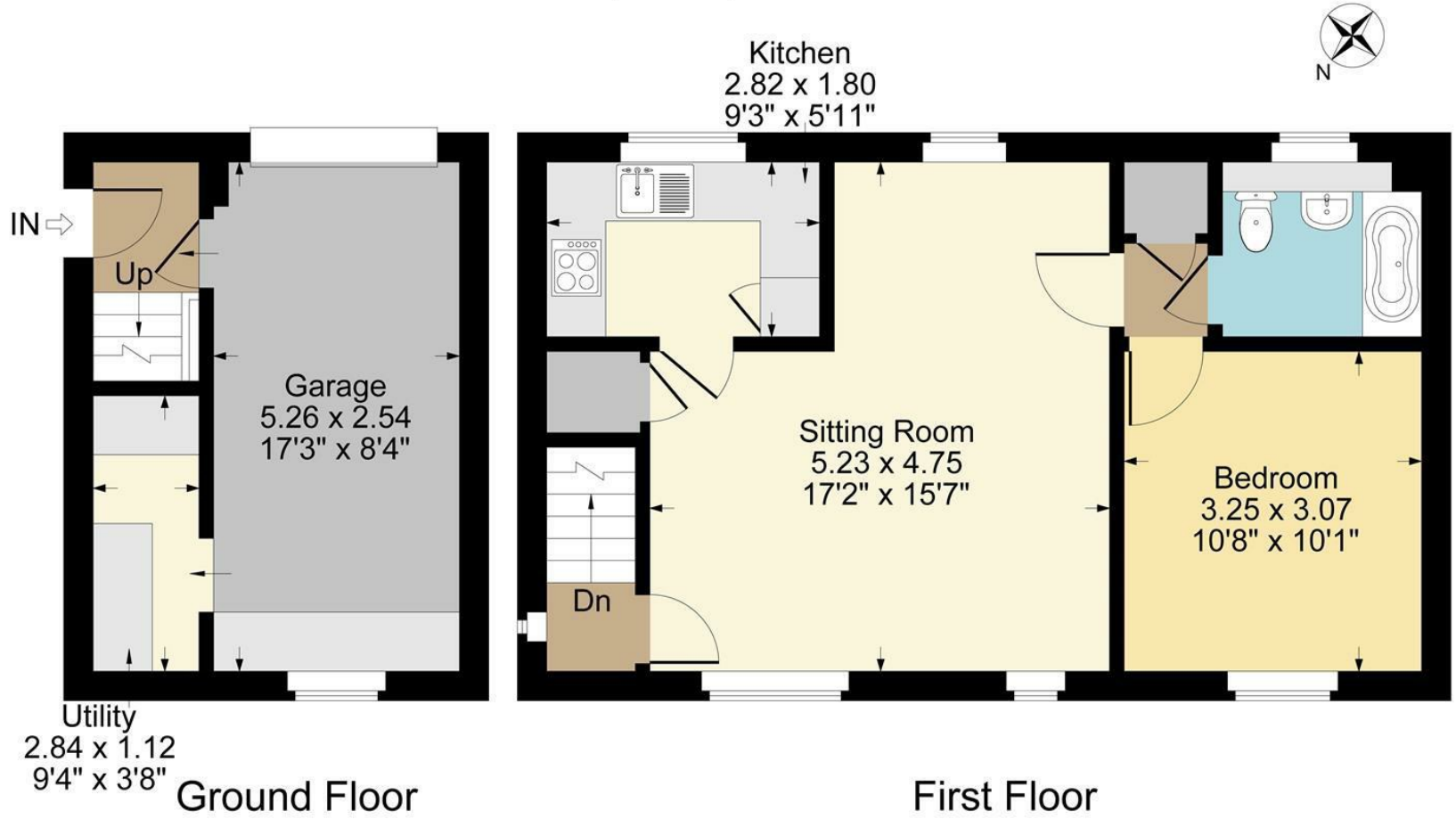
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band B.

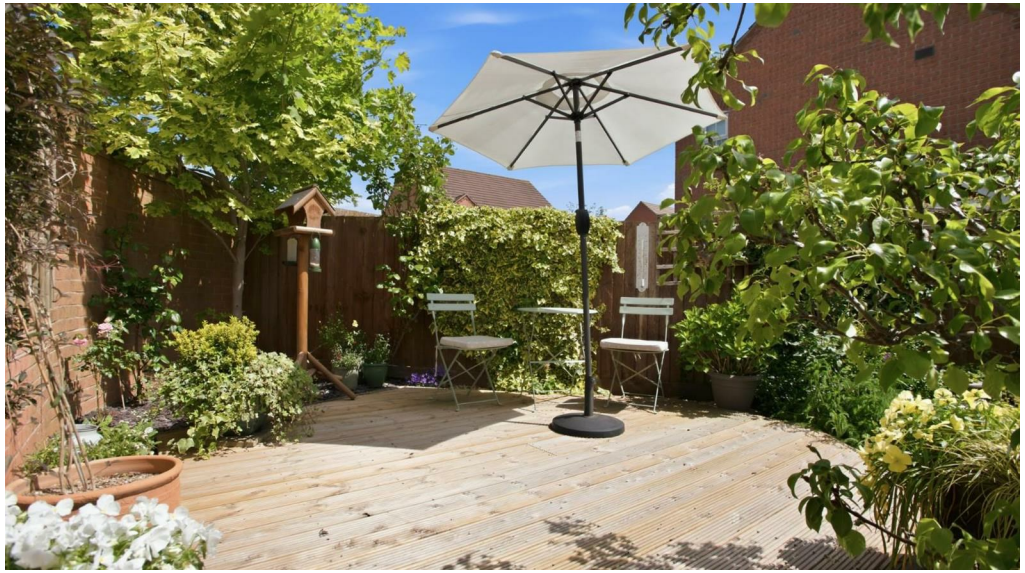
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

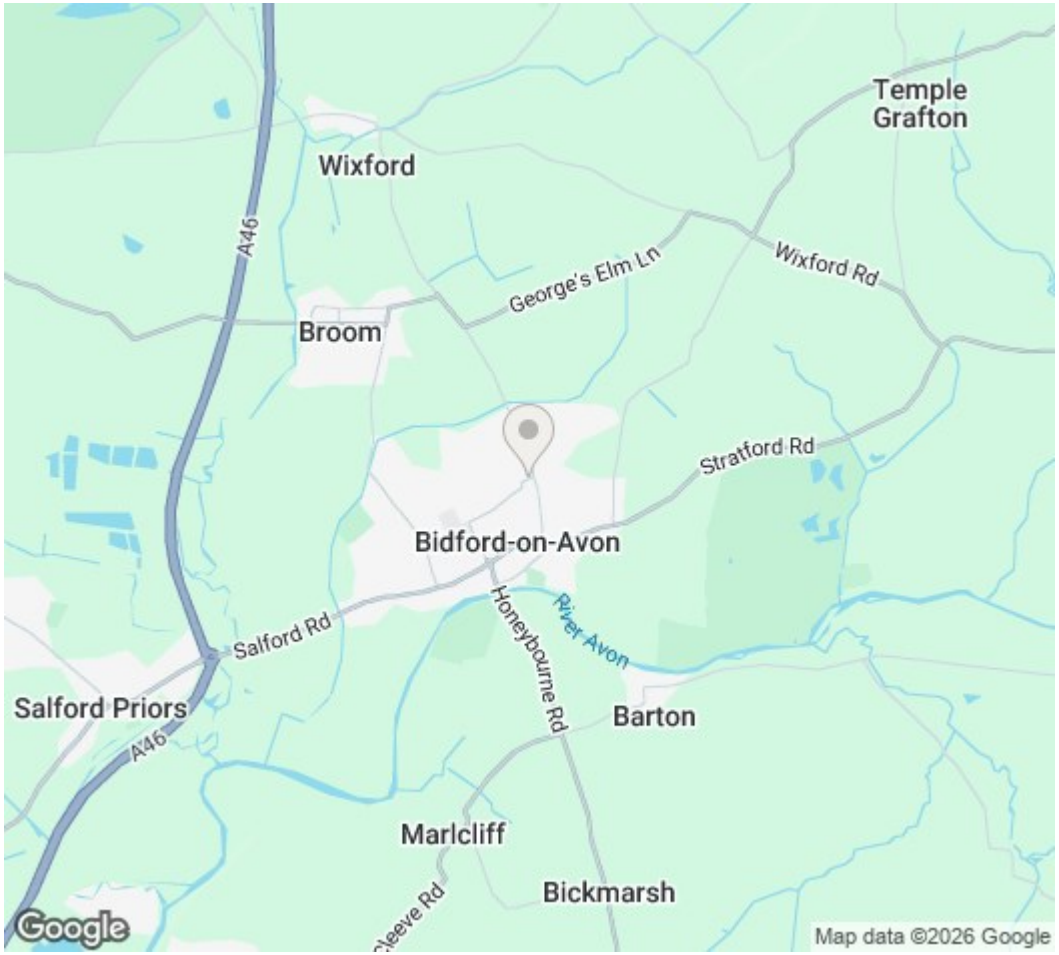
VIEWING: By Prior Appointment with the selling agent.

4 Spiers Court, Bidford on Avon



Approximate Gross Internal Area
Ground Floor = 2.46 sq m / 26 sq ft
First Floor = 47.54 sq m / 512 sq ft
Garage = 16.89 sq m / 182 sq ft
Total Area = 66.89 sq m / 720 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.





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Peter Clarke
Winkworth