



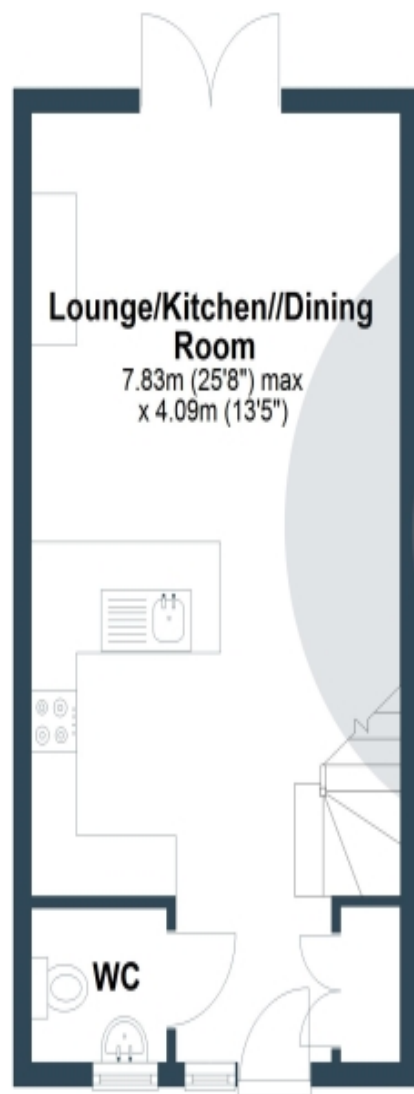
Oak Place, Bidford-on-Avon, Alcester, B50 4GL

Offers In Excess Of £230,000



Ground Floor

Approx. 32.0 sq. metres (344.7 sq. feet)



First Floor

Approx. 31.9 sq. metres (343.0 sq. feet)



Total area: approx. 63.9 sq. metres (687.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

An ideal first-time buyer purchase, a true turnkey home with a beautiful modern open plan presentation. Positioned at the end of a no-through, quiet cul-de-sac with open views over a green park area.

Nestled in the popular riverside village of Bidford-on-Avon. This 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.

We think this modern home, which was built just 10 years ago, is still as stylish as the day it was built. The current owners present the property with neutral decor and clean lines throughout, and we recommend viewing to appreciate the presentation and position.

The accommodation is light and airy, offering a welcoming approach on arrival.

The property boasts allocated parking at the front for one car and further visitors' parking for your guests.

The accommodation on the ground floor offers dual aspect open plan living offering ample space for dining, relaxing, and cooking. The focal point of the sitting room is an electric pebble effect fire with a decorative surround. The kitchen offers a range of matching wall and base units, including roll-edge work-surfaces incorporating a stainless-steel sink and drainer. Integrated is a gas hob, electric oven, and fridge freezer. There is a useful separate utility cupboard offering space for a washing machine and houses the gas boiler.

Completing the ground floor is a cloakroom with a W.C.

Upstairs are two double bedrooms and a family bathroom with a shower over the bath.

Outside is a private tiered garden with stepped, detailed brickwork that has been professionally landscaped, mainly laid to lawn with a patio seating area, ideal for a BBQ and having friends over. A natural extension of the inside to the outside when the sun is in the sky. Enclosed by fencing with side gated access. A useful timber shed.

Viewing is a must!

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.

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.

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Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey.

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