

## COURT WAY BIDFORD-ON-AVON ALCESTER



A great position – and no onward chain! Occupying a pleasant corner plot, this two-bedroom semi-detached home is within an easy stroll of the village centre, local supermarket and the renowned riverside ‘Big Meadow’ recreational park. The property offers a good-sized lounge, breakfast kitchen, two generous bedrooms and bathroom, together with outside space and the useful benefit of parking to the rear. An ideal first home, downsize or investment – offered for sale with no onward chain. EPC – C.

**£235,000**

# 25 Court Way, Bidford-on-Avon, Alcester, Warwickshire, B50 4BN

**Living Room**



**Breakfast Kitchen**



**Bedroom One**



**Bedroom Two**



**Bathroom**



**Rear Garden**





**Rear Aspect Parking**



**Tenure**

**The property is currently held on a shared ownership lease. The property is being offered for sale on the basis that, on completion, the remaining share will be staircased to 100% and the property will transfer to the purchaser as freehold, subject to the terms of the Lease and Staircasing Provisions.**

**Prospective purchasers should satisfy themselves, through their legal adviser, as to the staircasing process, tenure on completion and any additional legal fees or costs that may be incurred.**

**Floor Plans & Property Details Disclaimer**

**These floor plans are for identification purposes only in relation to where one room is situated to another. They are not to be relied upon in any way for dimensions, scaling or sq. ft/metres. We will not be held responsible for any loss incurred, due to reliance on these measurements from the floor plans or measurements from the property details. You are advised to confirm all measurements.**



**Fixtures & Fittings**

**Please note that the fixtures & fittings shown on the photographs, contained within these property details, do not form part of a fixtures & fittings list. Some items may/may not be included. You are advised to clarify what items are included before entering into any negotiations.**

**Money Laundering Regulations – Identification Checks**

**In line 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 Sanders&Sanders 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.**

The Estates Agents Act 1979 and Property Misdescriptions Act 1991, Sanders & Sanders Estate Agents (who prepared these details) for themselves and for the vendor of the property whose agents they are give notice that: The Particulars, information and details contained here in do not form part of an offer or contract. All descriptions, dimensions, floor plans and references to condition and necessary permission for use and occupation and other particulars are given in good faith and believed to be correct but any intending purchasers should not rely upon them as statements of fact but must satisfy themselves by inspection as to the correctness of them. No person in employment of Sanders & Sanders Estate Agents has authority to make any representation or warranty whatever in relation to this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting any property which has been sold or withdrawn. We cannot certify the adequacy or working order of either the heating system gas or electrical appliances. Any interested party should consult their own solicitor for independent evaluation.