



EARLES
TRUSTED SINCE 1935

23 Salford Road
Bidford On Avon
Alcester
B50 4EY

Guide Price £265,000

Address: 35 High Street, Alcester, B49 5AF - Email: info@earlesgroup.co.uk - Telephone: 01789 330 915

A charming three-bedroom terraced property offering spacious and versatile accommodation arranged over three floors, situated within the popular village of Bidford-on-Avon. The property benefits from a generous rear garden, useful outbuildings and parking to the rear, making it an appealing opportunity for families, first-time buyers or those looking to put their own stamp on a home.

The ground floor accommodation comprises an entrance hall leading into a comfortable living room, together with a spacious kitchen/dining room providing an ideal space for everyday family living and entertaining. Beyond the kitchen is a useful utility room with access to the garden, alongside a separate ground floor WC.

To the first floor are two well-proportioned bedrooms and a family bathroom, together with useful storage facilities. A further staircase leads to the second floor, where a third bedroom provides flexible accommodation, ideal for use as a guest bedroom, home office or additional family space.

Situated within the sought-after riverside village of Bidford-on-Avon, the property is conveniently positioned for local amenities, including shops, schools, public houses and recreational facilities. The nearby market towns of Alcester, Stratford-upon-Avon and Evesham provide a wider range of shopping, leisure and transport facilities.

Offering approximately 1,032 sq. ft. of accommodation, this property presents an excellent opportunity to acquire a three-bedroom home with generous outside space in a well-established village location.

Reception Hall

6'2" x 5'11" (1.90m x 1.81m)

Living Room

10'11" x 12'11" (max) (3.33m x 3.95m (max))

Storage

8'0" x 3'7" (2.46m x 1.10m)

Kitchen/Dining Room

11'3" x 16'7" (max) (3.45m x 5.08m (max))

WC

4'3" x 4'7" (1.30m x 1.42m)

Utility Room

10'10" (max) x 8'10" (3.32m (max) x 2.70m)

First Floor

Bedroom One

10'11" (max) x 13'2" (3.33m (max) x 4.03m)

Bedroom Two

11'7" x 8'10" (3.54m x 2.71m)

Family Bathrom

4'11" x 7'4" (1.52m x 2.25m)

Second Floor

Bedroom Three

8'10" x 12'6" (2.70m x 3.83m)

Outside

The property enjoys a generous front garden with a lawned area, mature trees and established planting, creating a pleasant and private setting. There is also a useful timber garden shed and additional outdoor space offering scope for landscaping and improvement. A particular benefit is the parking available to the rear of the property.

Additional Information

Services:

Mains drainage, electricity, gas and water are connected to the property.

Tenure:

The property is Freehold. Vacant possession will be given upon completion of the sale.

Broadband:

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 10000 Mbps and highest available upload speed 10000 Mbps. For more information visit:

<https://checker.ofcom.org.uk/>

Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone):

EE - Good outdoor, variable in-home

O2 - Good outdoor

Three - Variable outdoor

Vodafone - Good outdoor

Council Tax:

Stratford-on-Avon District Council - Band B

Flood Risk:

Rivers and the sea

Yearly chance of flooding - Very Low

Yearly chance of flooding between 2036 and 2069 - Very Low

Surface water

Yearly chance of flooding - Very Low

Yearly chance of flooding between 2040 and 2060 - Very Low

For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>

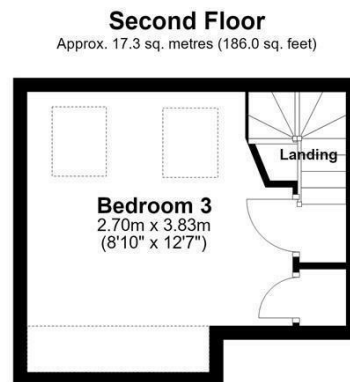
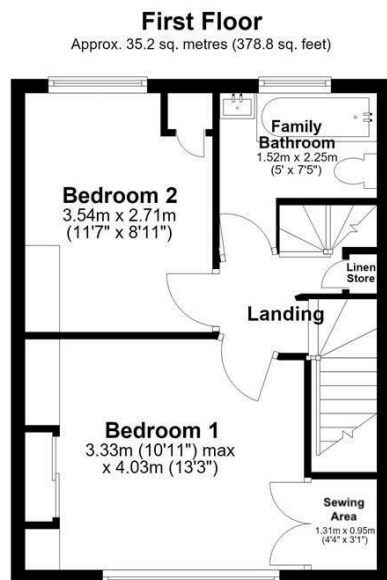
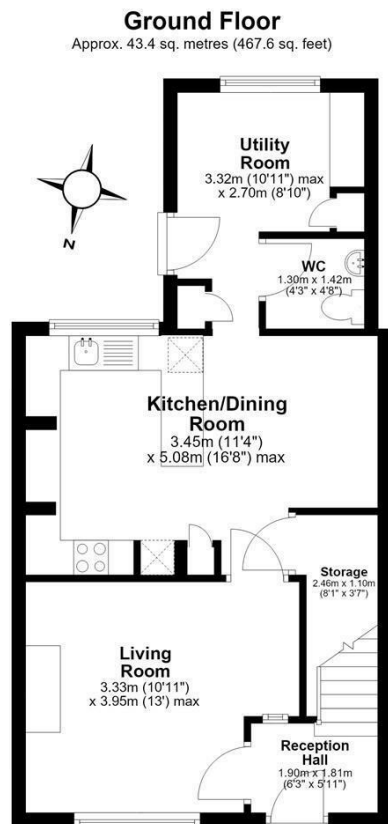
Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

Strictly by prior appointment with Earles (01789 330 915/01564 794 343).

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Total area: approx. 95.9 sq. metres (1032.4 sq. feet)

