

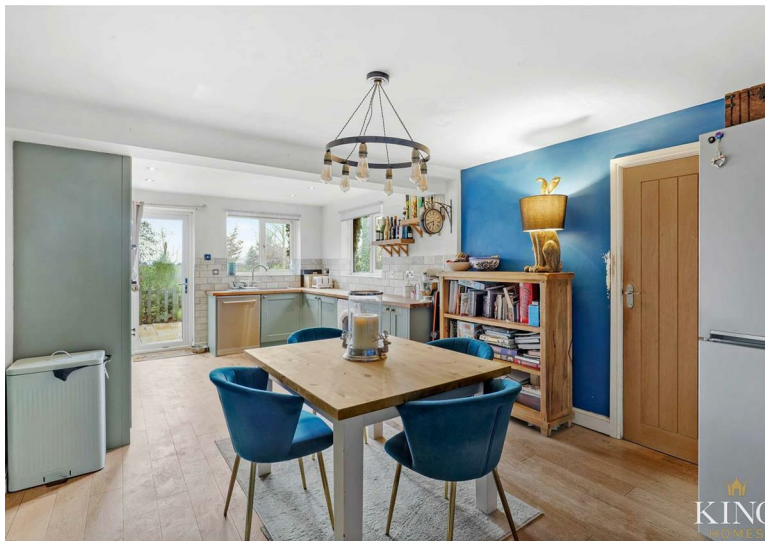


Conway Croft, Dunnington, Alcester, B49 5NY

£350,000



**** Sought after Village Setting ** Three Bedrooms ** Beautifully Presented ** Countryside Views **** Positioned within a sought-after village setting, this deceptively spacious three-bedroom mid-terrace home combines well-proportioned accommodation with practical features and attractive open countryside views. Highlights include off-road driveway parking, a useful boot room, a generous dual-aspect living room with feature fireplace and doors opening onto the rear garden, a sociable kitchen/dining room, and an enclosed garden backing onto rolling fields. The property offers excellent versatility for families, professionals or those seeking village living with easy access to nearby market towns.



Set within a highly regarded village location, this attractive three-bedroom mid-terrace home offers deceptively spacious accommodation, a practical and well-balanced layout, and open countryside views to the rear.

Approached via off-road driveway parking, the property is complemented by a neatly maintained fore garden and access to the main entrance, creating an inviting first impression. A secondary enclosed entrance provides a particularly useful boot room, ideal for coats, footwear and everyday storage before entering the main accommodation.

The ground floor opens into a welcoming entrance hall, with stairs rising to the first floor. To the front of the property sits a generously proportioned dual-aspect living room, enjoying excellent natural light and centred around a feature fireplace which forms a warm focal point to the space. Glazed doors to the rear allow direct access to the garden, enhancing the sense of flow between indoor and outdoor living.

To the rear, the kitchen/dining room offers ample space for both cooking and dining, fitted with a range of units, good worktop space integrated appliances and room for additional freestanding appliances. The dining area comfortably accommodates a table and chairs, making it a sociable hub for everyday family life and entertaining.

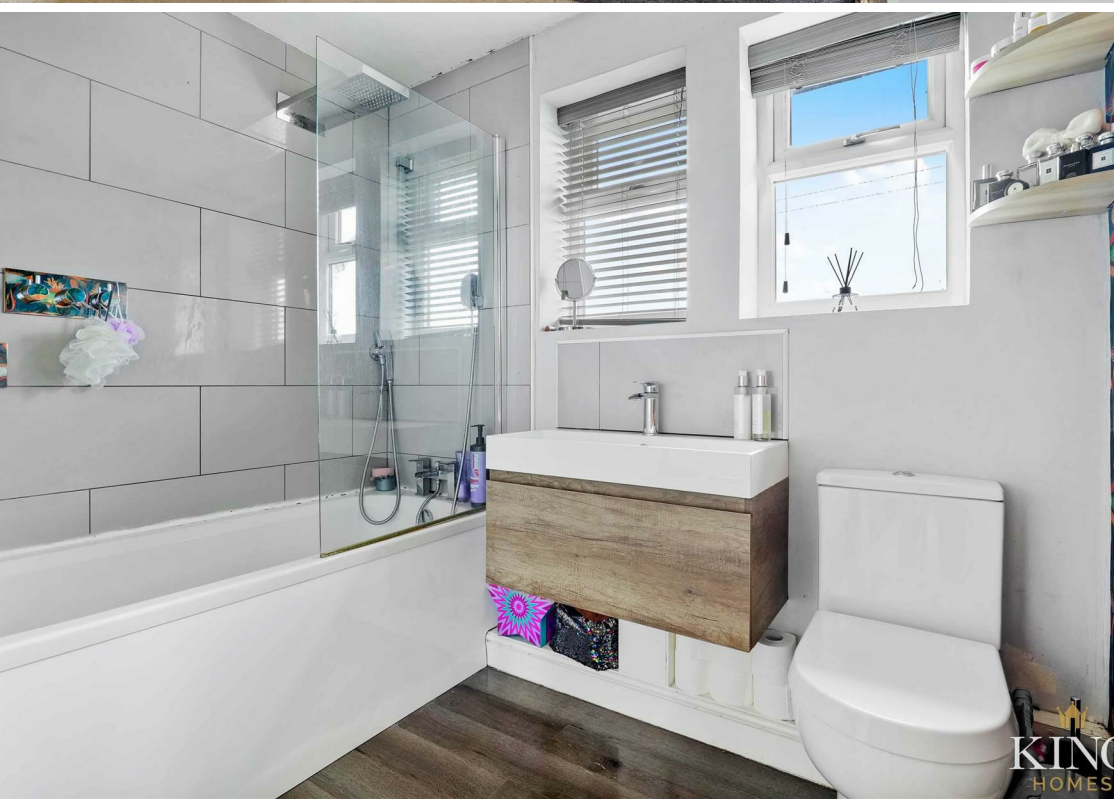
The first floor provides three well-balanced bedrooms, with the principal bedroom offering generous proportions and built-in storage. Bedroom two is another comfortable double, while the third bedroom presents a versatile space suitable for a child's room, guest bedroom or home office. A centrally positioned family bathroom completes the accommodation, fitted with a bath and overhead shower, wash basin and WC.

Outside, the rear garden offers a pleasant and private space to relax or entertain, featuring a paved seating area, lawn and attractive open views across rolling countryside, providing a peaceful backdrop rarely found with properties of this style.

The property is located within the popular village of Dunnington, ideally positioned between Evesham, Alcester and Bidford-on-Avon, with access to local amenities and eateries, while nearby towns provide a wider range of shops, services and transport links.

Entrance Hall

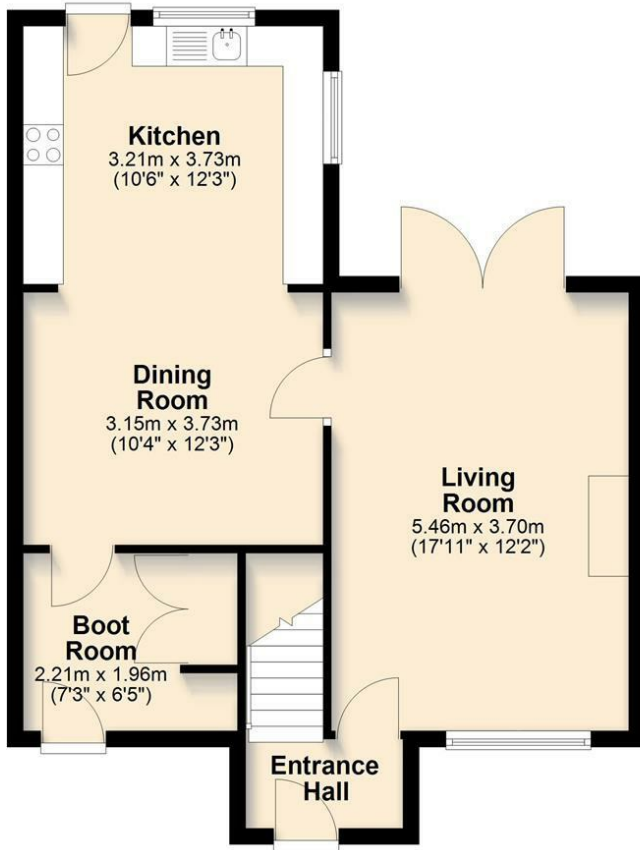
Living Room	17'10" x 12'1" (5.46m x 3.70m)
Kitchen	10'6" x 12'2" (3.21m x 3.73m)
Dining Room	10'4" x 12'2" (3.15m x 3.73m)
Boot Room	7'3" x 6'5" (2.21m x 1.96m)
Landing	
Bedroom 1	17'10" x 8'9" (5.46m x 2.67m)
Bedroom 2	8'10" x 12'1" (2.70m x 3.70m)
Bedroom 3	8'8" x 9'2" (2.66m x 2.81m)
Bathroom	5'4" x 7'8" (1.65m x 2.36m)





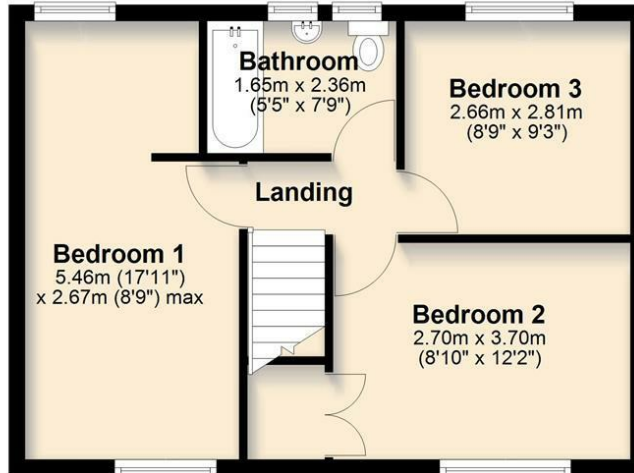
Ground Floor

Approx. 55.9 sq. metres (601.8 sq. feet)

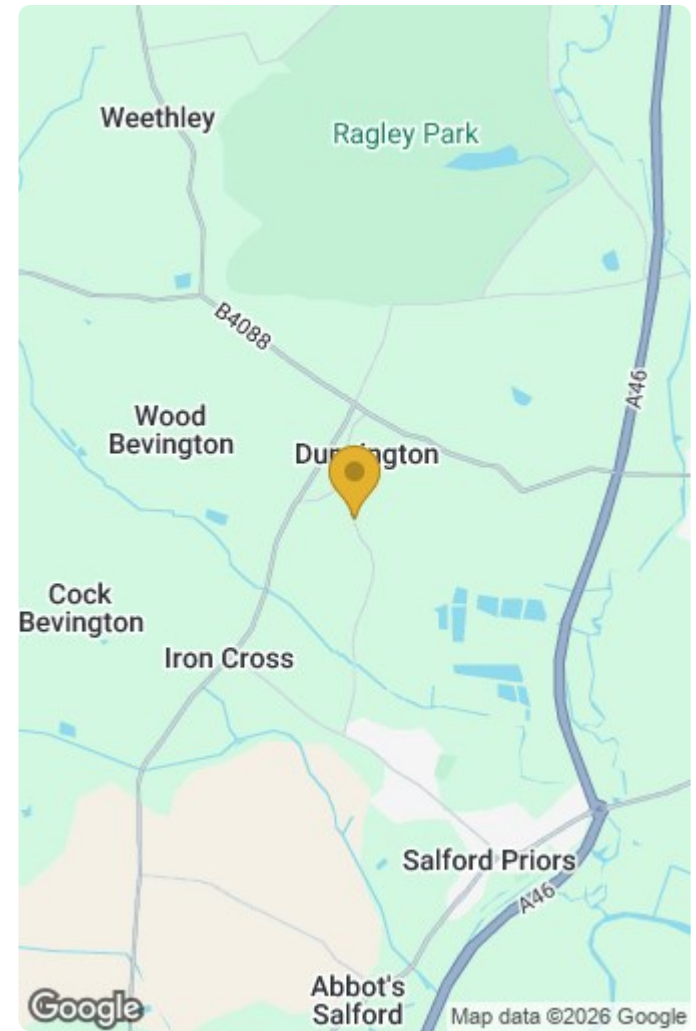


First Floor

Approx. 41.4 sq. metres (446.0 sq. feet)



Total area: approx. 97.3 sq. metres (1047.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	