



St. Matthews Close, Salford Priors

Evesham, WR11 8UY

Jeremy
McGinn & Co 

Available at
Asking Price £260,000



An extended end-terrace bungalow offering stylishly remodelled accommodation with an attractive contemporary feel throughout. Beautifully presented and thoughtfully redesigned, the property combines modern living with practical, well-proportioned spaces.

The accommodation benefits from gas central heating and double glazing and briefly comprises a welcoming reception hall, a bright dual-aspect living room, and a fitted dining kitchen complete with built-in oven. To the rear of the property is an impressive principal bedroom featuring a luxurious en-suite shower room, together with a further double bedroom, a family bathroom and a versatile third bedroom/study.

Outside, the landscaped rear garden has been designed for ease of maintenance and provides an attractive outdoor space for relaxation and entertaining. Features include a large paved terrace, raised planted borders and a high-quality artificial lawn. We understand there is off-road parking to the rear, along with rear access to the garden.

An internal inspection is highly recommended to fully appreciate the quality, space and finish of this exceptional home.





Tax Band: B

Council: Stratford on Avon District Council

Tenure: Freehold

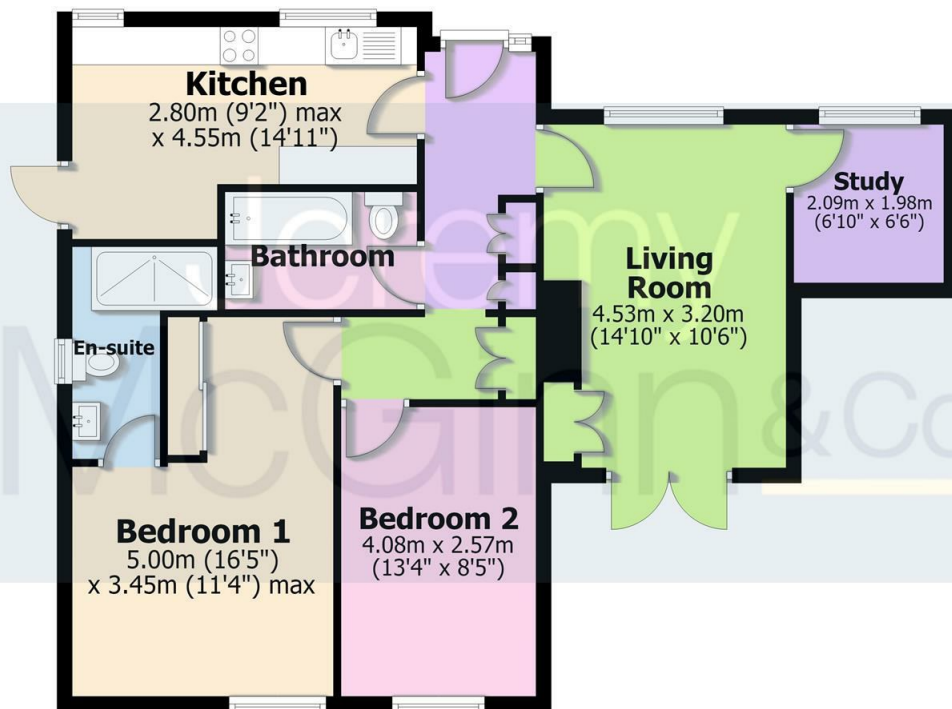
Salford Priors is a rural, agricultural village and civil parish about four miles south-west of Alcester and half a mile from Bidford on Avon in Warwickshire. The village is eight miles from the popular tourist town of Stratford upon Avon, the birthplace of William Shakespeare, and the River Avon runs near to it. Evesham lies seven miles to the south-west and is an important agricultural centre and soft fruit-growing area.

The village has its own Primary School, a Village Hall and a well-stocked village shop. There is also many open spaces to enjoy locally, and a versatile Playing Fields for all to use.

Floor Plan

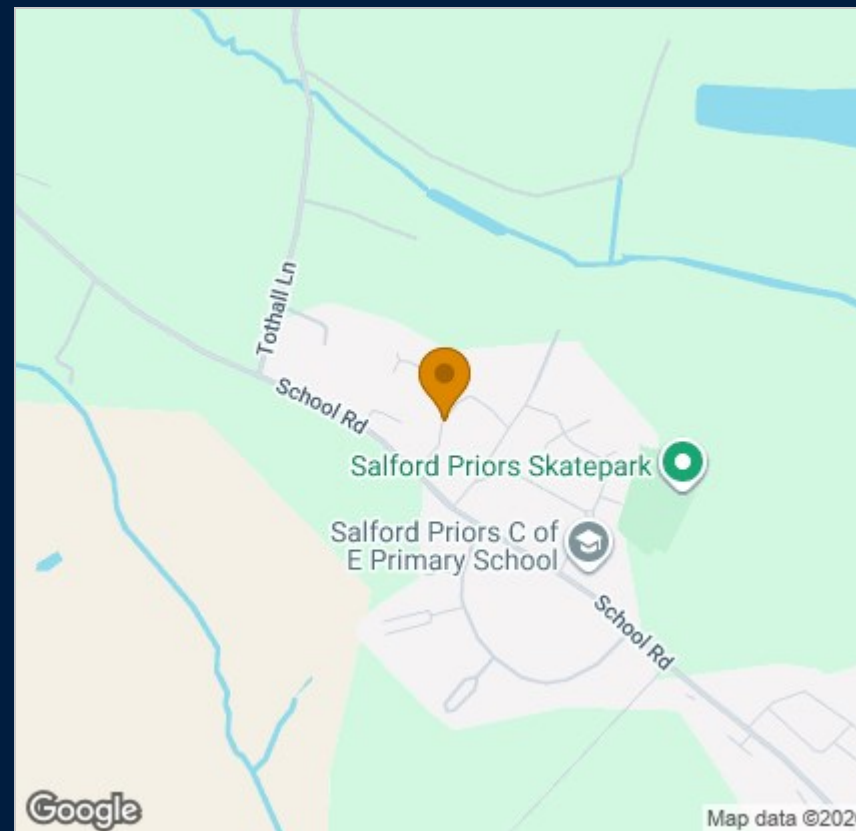
Floor Plan

Approx. 72.8 sq. metres (783.9 sq. feet)



Total area: approx. 72.8 sq. metres (783.9 sq. feet)

Map



Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co 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.

Please note that this fee is non-refundable under any circumstances.

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