



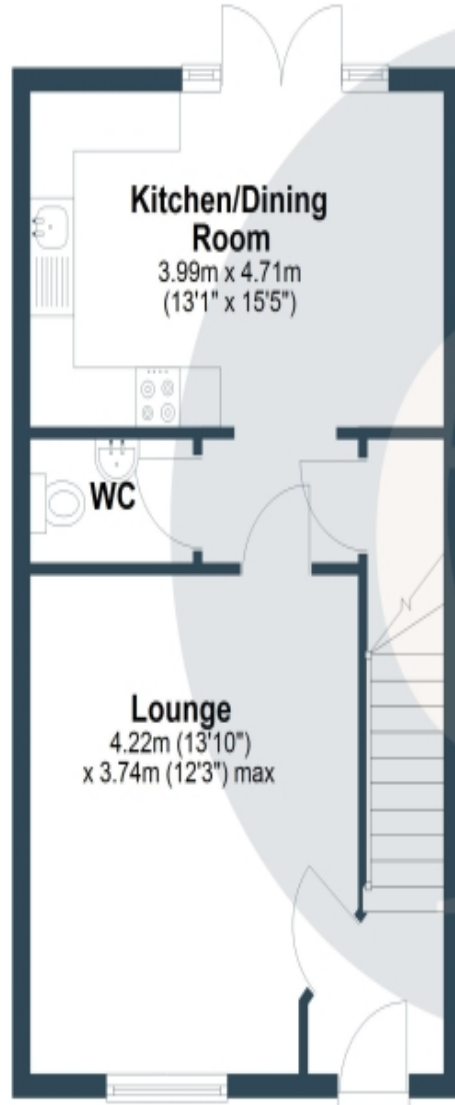
Russet Way, Bidford-on-Avon, Alcester, B50 4QN

Offers In Excess Of £275,000



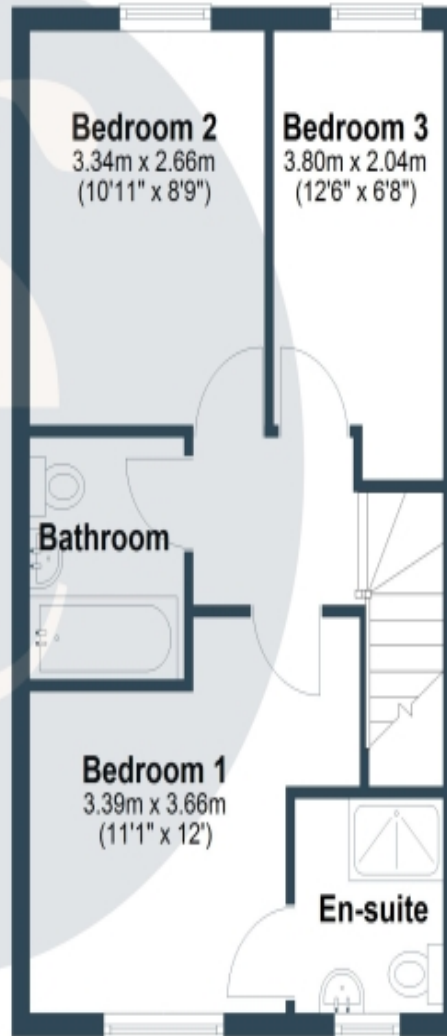
Ground Floor

Approx. 39.1 sq. metres (420.9 sq. feet)



First Floor

Approx. 38.0 sq. metres (409.0 sq. feet)



Total area: approx. 77.1 sq. metres (830.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Why have anything but a detached modern home?! What we love about this family home is not only the fact of being detached from any neighbours, but also the secluded spot behind a private driveway, ideal for the safety and peace that families or even first-time buyers require.

Positioned on a small select development in the highly regarded riverside village of Bidford on Avon, enjoying 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 Warwick Parkway, also nearby with links to London Marylebone. 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.

The space and accommodation on offer may lead you to think the price is wrong, but it is not! Sold with no onward chain for extra ease, you should book your viewing quickly to avoid disappointment.

On entering through the front door, the accommodation leads through the spacious sitting room into the family breakfast kitchen. This is ideal for a more formal chill out space and a hub of the house in the kitchen for dining and entertaining. As the kitchen also has French doors to the garden, you can BBQ in the summer and enjoy a G&T or a brew in the spring! Completing the ground floor is the essential cloakroom with W.C.

Upstairs is the master bedroom with en-suite and two further bedrooms with a family bathroom with a shower over the bath.

The rear garden is enclosed by fencing and is mainly laid to lawn with two useful sheds. To the front is parking for two cars, with potential to extend the driveway to allow parking for 3-4 cars.

Viewing is an absolute 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.

To complete our quality service, Emma Franklin Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office to make an appointment.

Conveyancing: Fixed price rates agreed with our panel of experienced and respected Solicitors. Please contact the office for further details.

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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