





House - Semi-Detached

WESSONS ROAD, BIDFORD ON AVON, ALCESTER, B50 4DR

Asking Price
£320,000

FEATURES

- Three Bedrooms
- Garage
- Extended
- Utility & Downstairs WC
- Conservatory/Diner
- Kitchen/Breakfast

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AVON ESTATES

3 Bedroom House - Semi-Detached located in Alcester

Porch
Obscure double glazed window to front and side aspect, wood effect flooring and leads to hall.

Entrance Hall
Single panel radiator, wood effect flooring, stairs to first floor and leads to Sitting Room.

Sitting Room
15' x 11'9"
Double glazed picture window to front aspect, sky point, wood effect flooring, single panel radiator, capped off gas feature fire and leads to Kitchen/Breakfast Room.

Kitchen/Breakfast
15'1" x 10'5"
Double glazed window to rear aspect, double glazed 'French' doors to rear aspect, single panel radiator and wood effect flooring. A range of wall and base units with work surface over, one and a half bowl sink with drainer and mixer tap. Spotlights, filter hood, under stairs pantry, built in gas hob, built in double electric oven, space for dishwasher, space for fridge/freezer and leads to Conservatory and Utility.

Conservatory/Diner
13'6" x 9'5"
Double glazed double doors to rear aspect and wood effect flooring.

Utility
11'6" x 8'6"
Double glazed window to rear aspect, wood effect flooring, fitted storage, space for fridge/freezer, space for washing machine and tumble dryer. Leads to Garage and Downstairs WC.

Downstairs WC
Dual flush low level WC, wash hand basin in vanity unit and wood effect flooring.

Garage
13'7" x 8'5"
Up and over door, power and lighting.

Landing
Obscure double glazed window to side aspect, loft access, fitted carpet, airing cupboard with slatted shelving and wall mounted boiler. Leads to all Bedrooms and Bathroom.

Bedroom One
12'9" x 8'3"
Double glazed window to front aspect, fitted double wardrobes, single panel radiator, TV point and fitted carpet.

Bedroom Two
11'3" x 8'4"
Double glazed window to rear aspect, fitted single wardrobe, single panel radiator and fitted carpet.

Bedroom Three
9'7" 6'5"
Double glazed window to front aspect, single panel radiator, storage over stairs and fitted carpet.

Bathroom
Obscure double glazed window to rear aspect, three piece white suite comprising of dual flush WC, wash hand basin with splashback in vanity unit and standard bath with 'rainfall' shower over. Heated towel rail, spotlights, extractor fan, shaver point and light.

Rear Aspect
Enclosed garden, laid to lawn, beds and borders, patio, cold water tap and shed.

Front Aspect
Block paved off road parking for 3 to 4 vehicles.

Tenure Freehold
We understand the property is for sale 'Freehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

Anti Money Laundering
We are now required by HM customs and excise to verify the identity of all purchasers and vendors as such should you wish to proceed with the purchase of this or any other

property two forms of identification will be required. Further information is available from our office.

Council Tax Band

Currently tax band 'C' this is subject to change during the conveyance if the property has been extended since 1st April 1991

NB

Whilst we endeavour to make our sale's details accurate, if at any point there is anything of particular importance to you, please contact us and we will be pleased to check the information. Please do so if you're travelling some distance to view the property. These particulars are not to form part of the sale contract and may be subject to errors and/or omissions. The agents did not verify the property's structural integrity, ownership, tenure, acreage, planning/building regulations, status, square footage or the availability/operation of services and/or appliances. The property is sold subject to any rights-of-way, public footpaths, wayleaves, covenants and any other issues or planning/building regulation matters which may affect the legal title. Prospective purchasers must satisfy themselves as to the particulars correctness and should seek legal validation of all matters prior to expressing any formal intent to purchase. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale contract. No person in this firm's employment has the authority to make or give any representation or warranty in any respect









Ground Floor



First Floor



Call us on

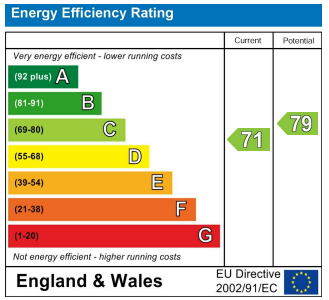
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Council Tax Band C

Energy Performance Rating C



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.