



4 Blamore Rise, Bidford-On-Avon, Alcester, B50 4DE

Offers over £250,000





4 Blamore Rise

Bidford-On-Avon, Alcester, B50 4DE

- Chain Free
- 2 Bedroom, Mid Terrace House
- Small Development of 6
- Immaculately Presented
- Generous Kitchen Diner with Integrated Appliances
- Wonderfully Presented
- Thoughtfully Designed & Built
- 2 Allocated Parking Spaces
- Perfect For First Time Buyers or Investors
- Provides Great Links to Stratford Upon Avon

Nestled in the heart of the picturesque riverside village of Bidford-on-Avon, this beautifully presented two double bedroom mid-terrace home forms part of an exclusive development of just six individually designed properties. Combining contemporary style, quality craftsmanship and village charm, it offers an exceptional lifestyle in one of South Warwickshire's most desirable locations.

Ideal for first-time buyers, professional couples or downsizers seeking something more distinctive than the average home, the property has been thoughtfully designed with both style and practicality in mind. Built only a few years ago and offered with no onward chain, it is ready to move straight into.

Bidford-on-Avon offers an excellent range of independent shops, cafés, traditional pubs and everyday amenities, all within walking distance, alongside the beautiful River Avon and its scenic walks. Excellent road links provide easy access to Stratford-upon-Avon, Evesham and the Cotswolds.

The accommodation begins with a superb kitchen/dining room, fitted with timeless Shaker-style cabinetry, generous work surfaces and a comprehensive range of integrated appliances including a fridge freezer, dishwasher, washing machine, oven and hob. To the rear, the light-filled sitting room features patio doors opening onto the private rear garden, creating a seamless connection between indoor and outdoor living. A ground floor cloakroom completes the layout.

Upstairs are two generous double bedrooms, one with built-in storage, together with a stylish family bathroom and useful airing cupboard.

Outside, the rear garden enjoys a paved terrace, lawn, garden shed and gated rear access, offering an ideal space for relaxing or entertaining. The property also benefits from two allocated parking spaces and Solar Panels which reflects in its current 'B' energy rating.



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Important Information

Tenure: We understand that the property for sale is Freehold.

Local Authority: Stratford Upon Avon

Council Tax Band: We understand that the Council Tax Band for the property is Band C

EPC Rating: B

Please note

There is a management company set up under the name of Blamore Rise Ltd. Each owner will have an equal share of the management company. Charges are currently £280.00 PA.

DISCLAIMER

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller.

Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position.

Please inform us if you become aware of any information being inaccurate.

AML Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

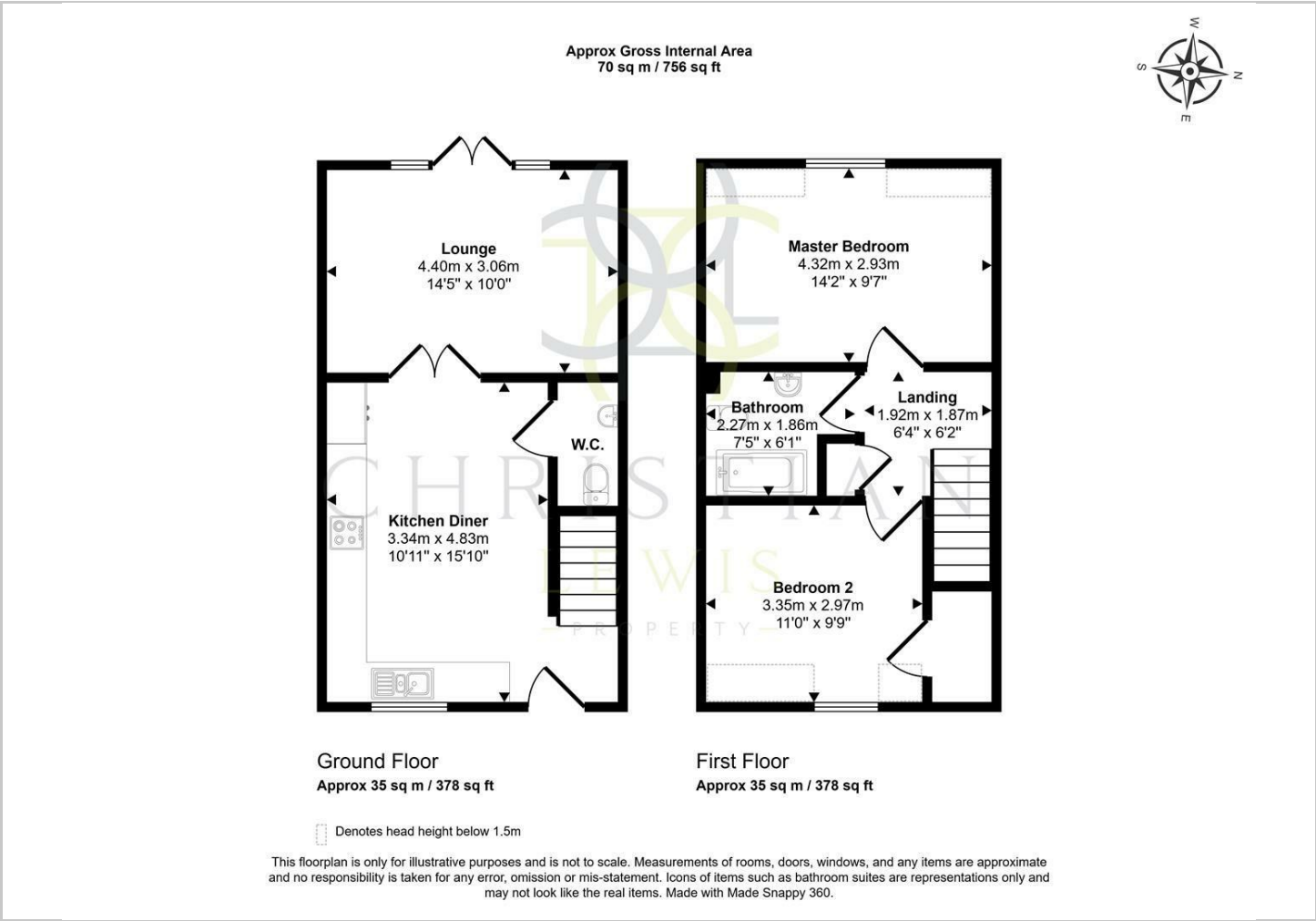
A non-refundable AML verification fee of £30 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.





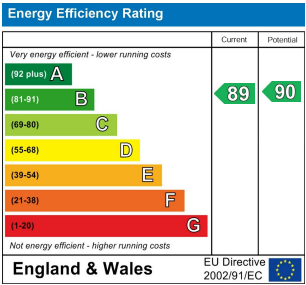
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.