

DETACHED FAMILY HOME



House - Detached

ST LAURENCE WAY BIDFORD ON AVON WORKS B50 4FF

Asking Price

£448,000

FEATURES

- ** SALE AGREED ** Detached Home
- Two En-suites
- Utility Room
- Double Garage & Off Road Parking
- Council Tax Band - F
- Five Bedrooms
- Large Kitchen/Diner
- Located In The Riverside Village of Bidford-on-Avon
- Double Glazing & Gas Central Heating
- Energy Performance Rating - D



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5 Bedroom House - Detached located in Alcester

Entrance Hall

Obscure double glazed stable door to front aspect, single panel radiator, telephone point, storage understairs, fitted carpet and stairs leading to the first floor. Leads to the W/C, Sitting Room and Kitchen.

W/C

Obscure double glazed window to front aspect, low level w/c, pedestal wash hand basin, tiled splash back and single panel radiator.

Sitting Room

14'0" x 12'0"

Double glazed bay window to the front aspect, TV point, two single panel radiator, gas feature fire and fitted carpets. Leads to the Kitchen/Dining Room

Kitchen/Diner

28'0" x 10'0"

Two double glazed windows to the rear aspect, double glazed 'French' doors to the rear aspect, range of wall and base units with work surface over, sink, drainer, mixer tap, space for a five ring gas range with extractor fan over, built in dishwasher, built in fridge/freezer, spot lights, single panel radiator and double panel radiator.. Leads to the Utility Room.

Utility Room

8'0" x 5'1"

Double glazed window to the rear aspect, double glazed door to the rear aspect, range of base units with work surface over, sink, mixer tap, single panel radiator, space and plumbing for a washing machine, space for a fridge and wall mounted boiler. Leads to double garage and WC.

Second W/C

Obscure double glazed window to the side aspect, low level w/c, pedestal wash hand basin, tiled splash back and single panel radiator.

Landing

Airing cupboard with slatted shelving and tank, fitted carpets and access to loft with ladder. Leads to all Five Bedrooms and Bathroom.

Bedroom One

16'0" x 11'0"

Double glazed windows to the front aspect, two double fitted wardrobe, single panel radiator and fitted carpets. Leads to the En-Suite

En-Suite

Obscure double glazed window to the front aspect, shower cubicle, low level w/c, pedestal wash hand basin, tiled splash back, single panel radiator and extractor fan.

Bedroom Two

15'0" x 8'0"

Double glazed window to the front aspect, double panel radiator, single panel radiator and fitted carpets. Leads to Second En-Suite

Second En-Suite

Velux window to the rear aspect, shower cubicle, pedestal wash hand basin, low level w/c, single panel radiator and extractor fan.

Bedroom Three

14'0" x 8'1"

Double glazed window to the front aspect, single panel radiator and fitted carpet.

Bedroom Four

10'0" x 9'1"

Double glazed window to the rear aspect, double fitted wardrobes, single panel radiator and fitted carpet.

Bedroom Five

8'0" x 7'1"

Double glazed window to the rear aspect, double fitted wardrobes, single panel radiator and fitted carpet.

Bathroom

Obscure double glazed window to the rear aspect, three piece suite comprising bath with shower over, low level w/c, pedestal wash hand basin, tiled splash back, single panel radiator and extractor fan.

Rear Aspect

Two tiered garden part laid to 'Astro' turf, raised beds and borders, patio area, side gated access and outside cold water tap.

Front Aspect

Lawn, courtesy lighting, storm porch, driveway providing off road parking for two vehicles.

Double Garage

With two up and over doors, power, lighting and space for a tumble dryer.

Tenure Freehold

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

Council Tax Band

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

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.

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



Call us on

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Council Tax Band - F

Energy Performance Rating - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

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