



Laxton Way, Alcester, B50 4NW

£280,000

  
**KING**  
HOMES



This fantastic semi-detached property is located in the popular estate of Bidford-on-Avon. The property features a driveway with parking for up to two cars, an entrance hallway, and a fitted kitchen, a spacious lounge/diner which includes a handy storage cupboard, while the ground floor also benefits from a guest WC.

Upstairs, you'll find two well-proportioned double bedrooms and a family bathroom. To the rear, the private, enclosed garden is predominantly laid to lawn, with a paved patio area ideal for outdoor dining. Additionally, there is a useful outhouse, perfect for a home office or extra storage space.



**Location**  
Located in the charming historic town of Bidford on Avon, this property offers easy access to Stratford-upon-Avon, good schools/nurseries, and excellent transport links including the A435, M40, and M42 motorway networks. Nearby train stations in Stratford-upon-Avon and Evesham provide mainline services to Birmingham and London Euston in under an hour.

**Entrance Hallway**

**Kitchen** 11'6" x 6'5" (3.53 x 1.96)

**W/C**

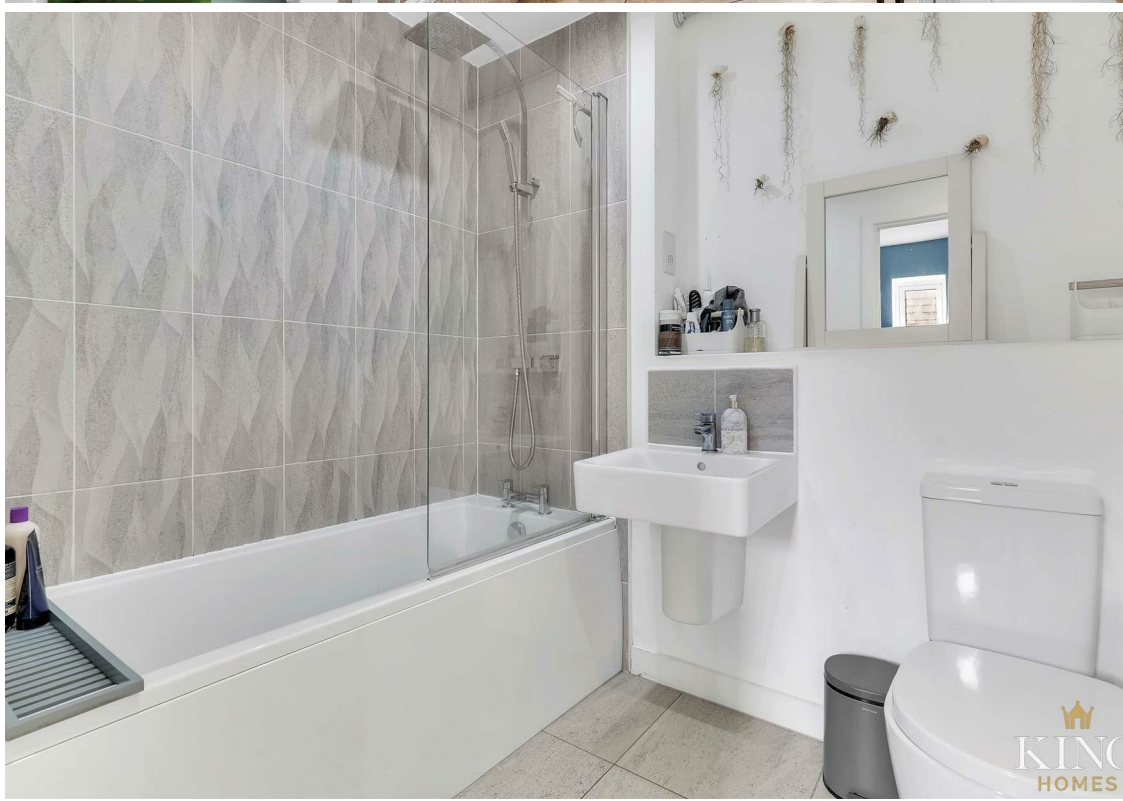
**Lounge/Diner** 15'10" x 13'4" (4.84 x 4.08)

**Bedroom One** 10'1" x 13'4" (3.08 x 4.08)

**Bedroom Two** 9'9" x 13'4" (2.98 x 4.08)

**Bathroom** 7'1" x 6'3" (2.16 x 1.91)





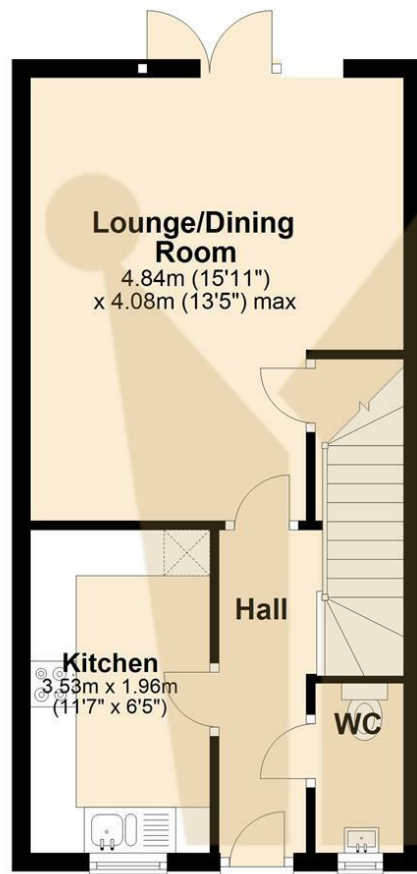






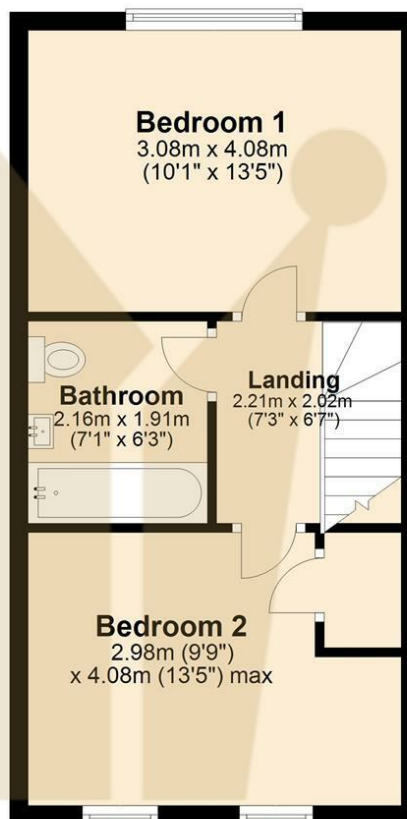
## Ground Floor

Approx. 34.5 sq. metres (371.9 sq. feet)

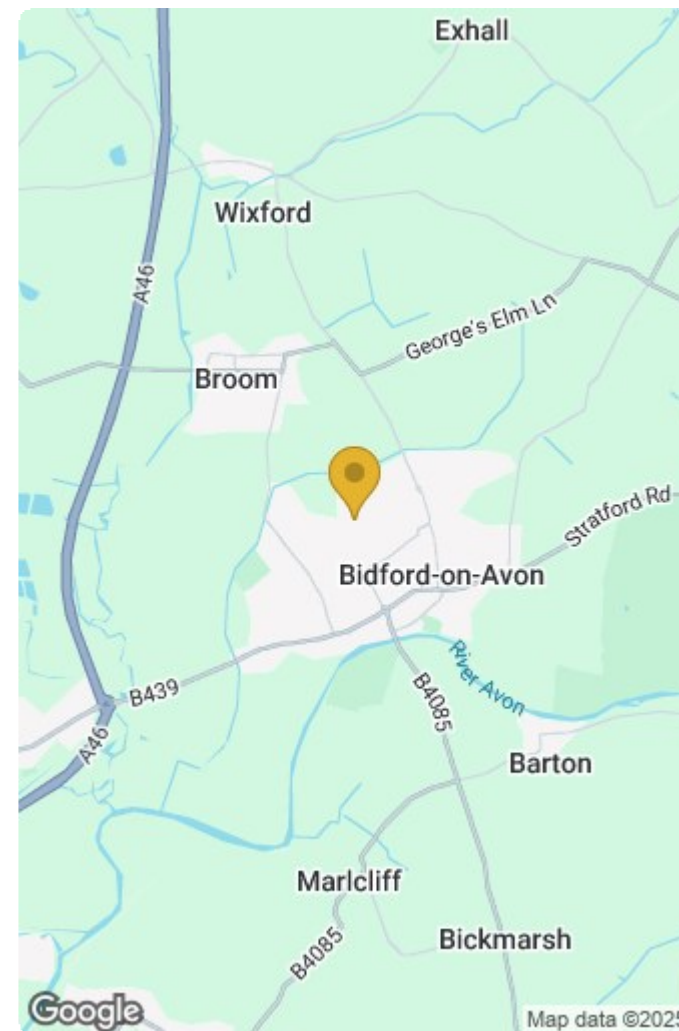


## First Floor

Approx. 34.3 sq. metres (369.7 sq. feet)



Total area: approx. 68.9 sq. metres (741.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	