



KING
HOMES

Laxton Way, Alcester, B50 4NW

£280,000

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

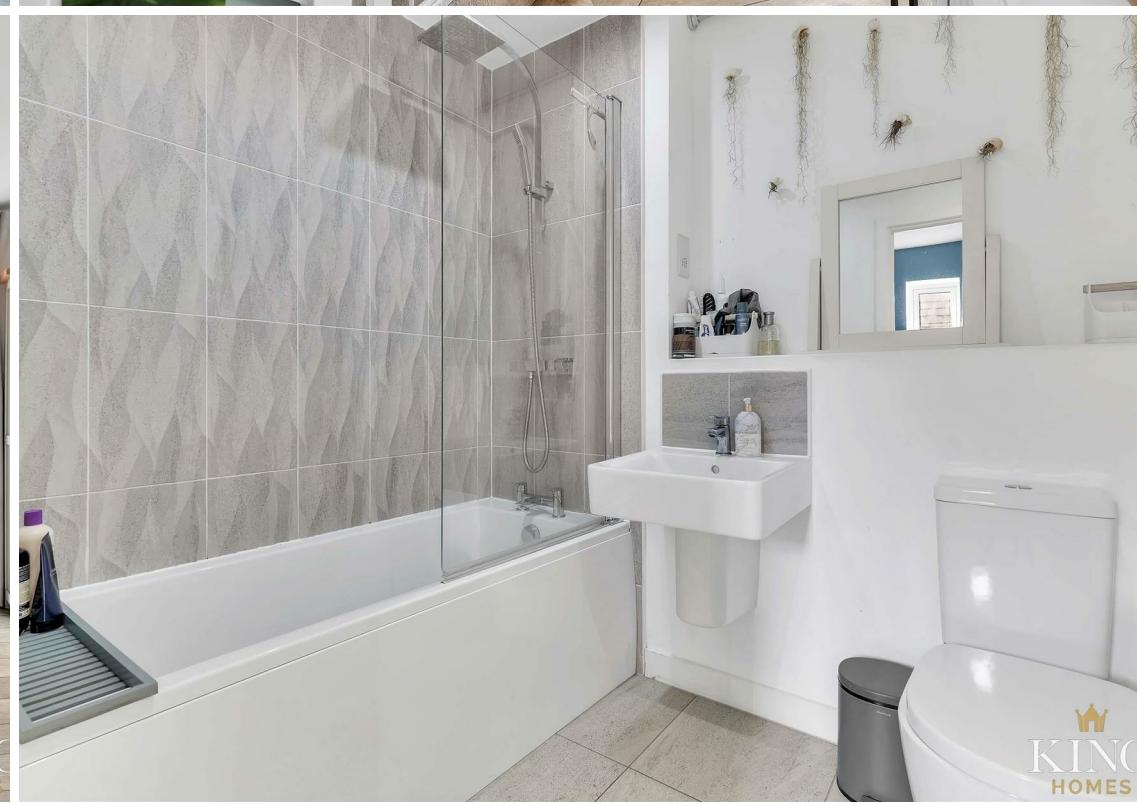
10'1" x 13'4" (3.08 x 4.08)

Bedroom Two

9'9" x 13'4" (2.98 x 4.08)

Bathroom

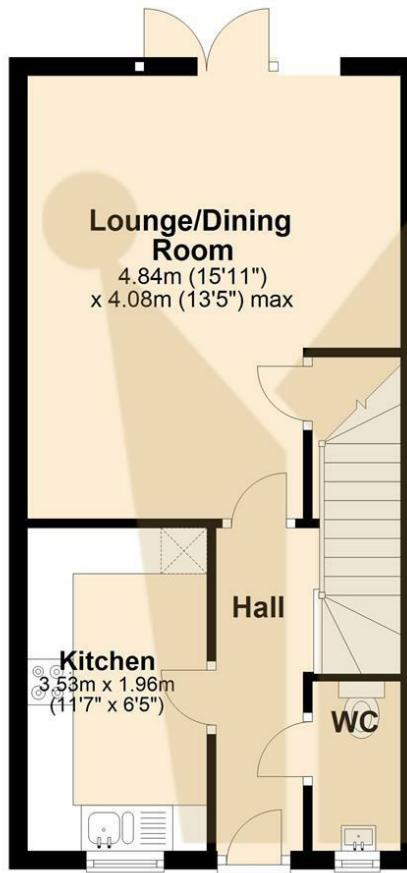
7'1" x 6'3" (2.16 x 1.91)





Ground Floor

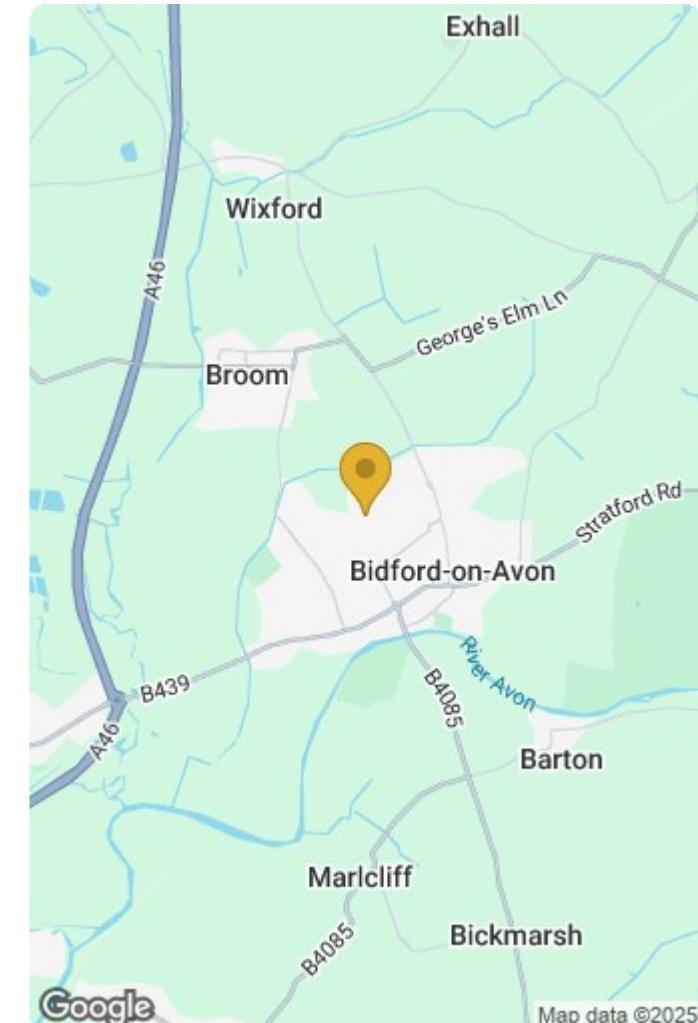
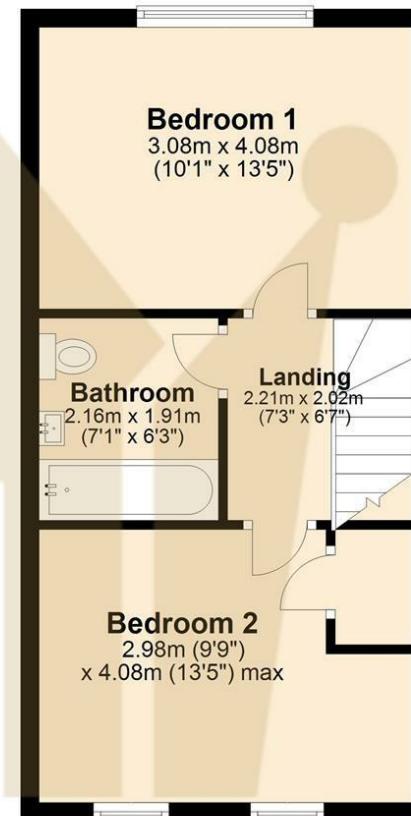
Approx. 34.5 sq. metres (371.9 sq. feet)



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

First Floor

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



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | 96 | |
| (81-91) B | 83 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |