



**Bramley Way, Alcester, B50 4QG**

**Offers in excess of £290,000**



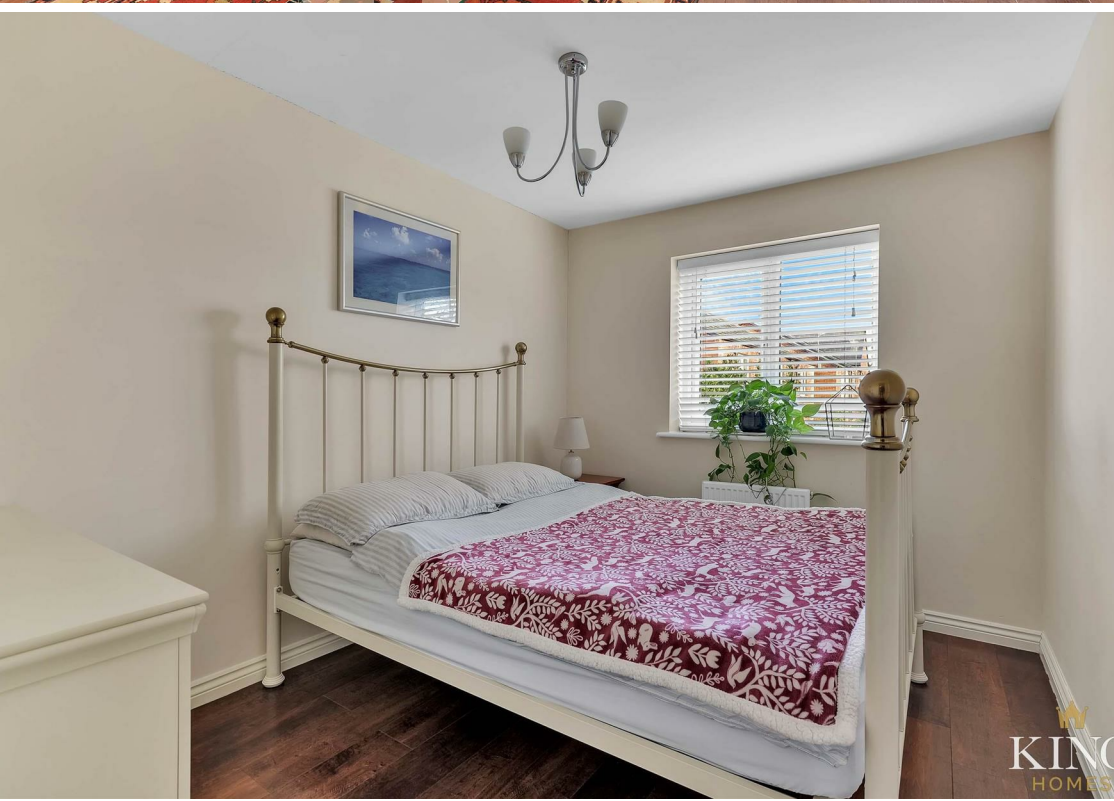


This semi-detached family home is located in the sought-after village of Bidford-on-Avon, just a short distance from Bidford-on-Avon Primary School and local amenities. Offered with no onward chain, the property features a driveway to the side, providing parking for two cars. Inside, you'll find an entrance hallway, a spacious lounge with a storage cupboard, a guest WC, and a kitchen/diner with doors opening out to the rear garden. On the first floor, there are three well-sized bedrooms, including a master with an en-suite, as well as a family bathroom. The rear garden offers a private space, mainly laid to lawn with a paved patio area, shrub borders, and fenced boundaries, plus a gate leading back to the driveway. This home would make an ideal choice for a growing family.



Hall	
Living Room	13'5" x 11'8" (4.10 x 3.57)
Inner Hallway	
W/C	
Kitchen/Dining room	9'1" x 15'0" (2.78 x 4.59)
Bedroom One	10'8" x 9'8" (3.27 x 2.97)
Ensuite	5'2" x 5'2" (1.58 x 1.59)
Bedroom Two	10'5" x 8'4" (3.20 x 2.55)
Bedroom Three	11'3" x 6'3" (3.44 x 1.92)
Bathroom	6'5" x 5'2" (1.97 x 1.60)





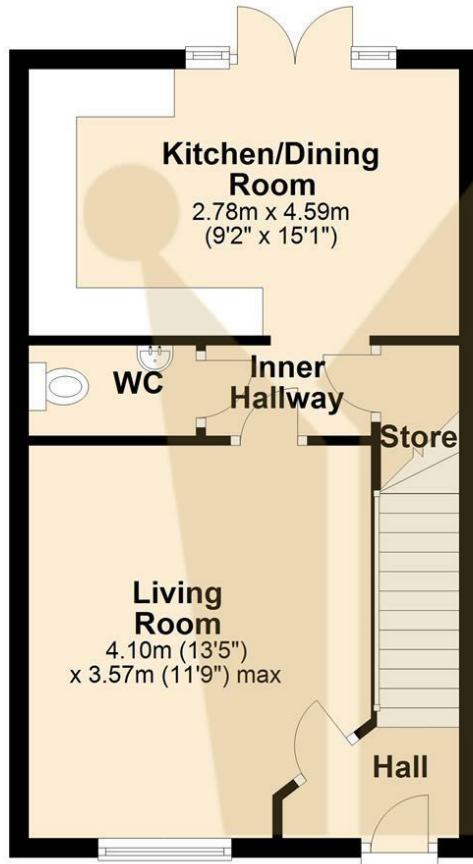






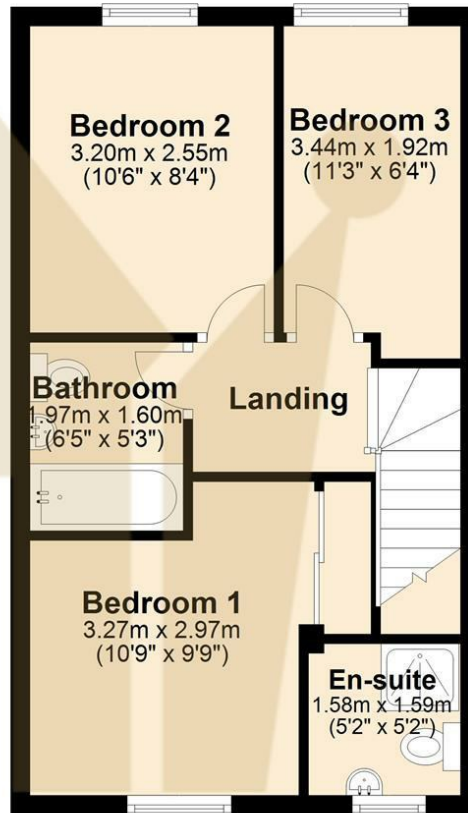
## Ground Floor

Approx. 36.3 sq. metres (390.8 sq. feet)

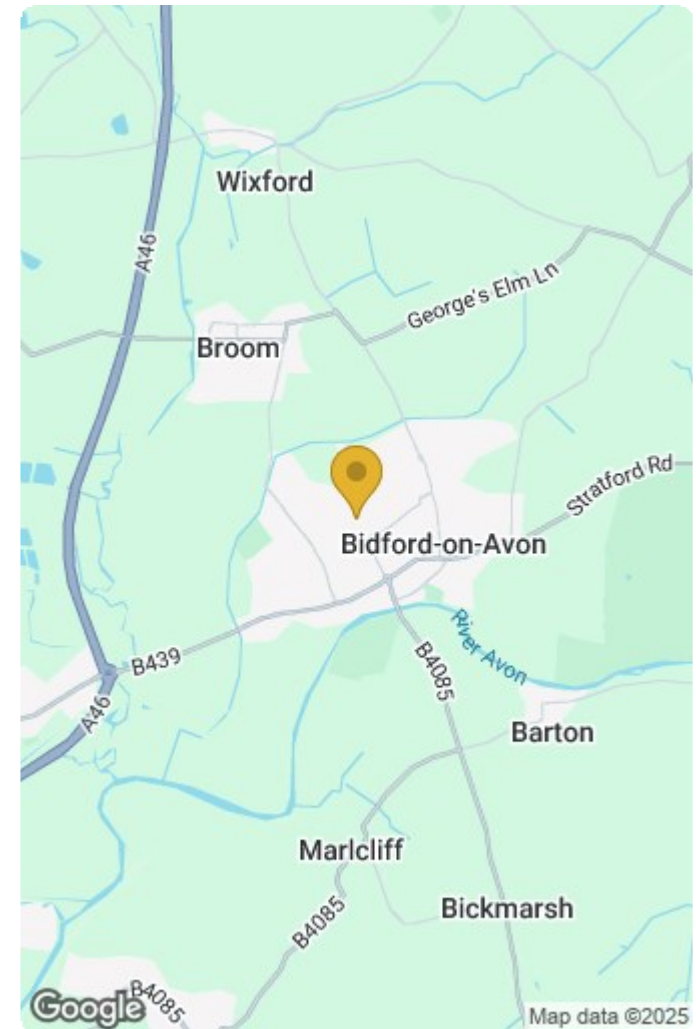


## First Floor

Approx. 36.3 sq. metres (390.8 sq. feet)



Total area: approx. 72.6 sq. metres (781.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>82</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	