



Crompton Avenue, Alcester, B50 4DG

£250,000

  
**KING**  
HOMES



Spacious, THREE BEDROOM, SEMI-DETACHED HOME in the heart of sought after Bidford-on-Avon. OPEN PLAN KITCHEN/DINING and generous enclosed rear garden. Will make a fantastic FTB/Investment purchase Must be viewed!

The property resides on a plot featuring a gravelled driveway providing off road parking for two vehicles to the front, and an enclosed garden, with lawned and paved patio/entertaining areas to the rear.

The internal accommodation comprises; entrance hall with stairs leading to the first floor, spacious living room with bay window to the front aspect, open plan kitchen/dining space with french doors opening to the garden, guest WC. The first floor features a landing area, three well proportioned bedrooms and a family bathroom.

The property would be an ideal home for first time buyers, and further benefits from double glazing, gas central heating and being close to well-regarded schooling for all ages.

Early inspection is highly recommended to avoid disappointment.



Hallway	
Kitchen / Dining Room	11'2" x 20'6" (3.42m x 6.27m)
Living Room	11'1" x 13'11" (3.40m x 4.26m)
WC	
Landing	
Bedroom One	10'4" x 13'11" (3.15m x 4.26m)
Bedroom Two	16'0" x 11'3" (4.88m x 3.43m)
Bedroom Three	7'9" x 10'9" (2.38m x 3.28m)
Bathroom	5'6" x 6'10" (1.70m x 2.10m)





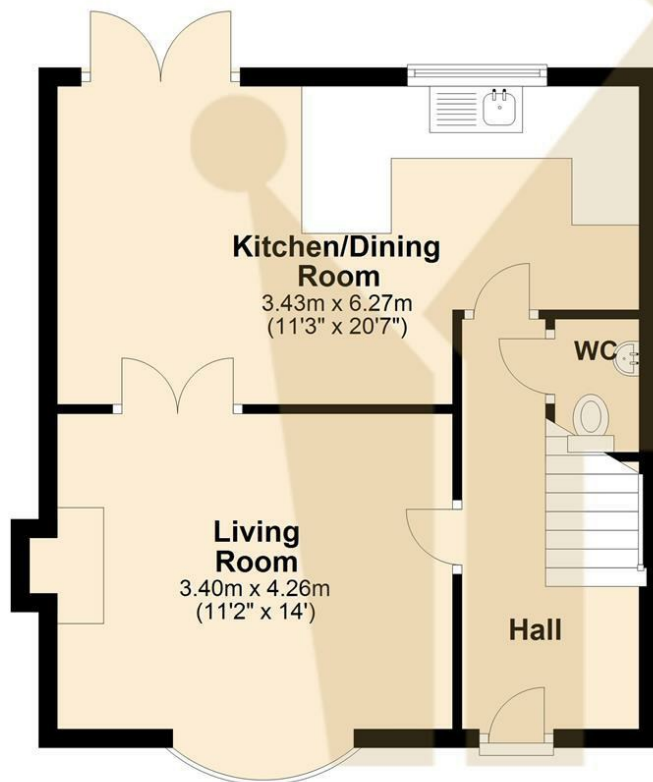






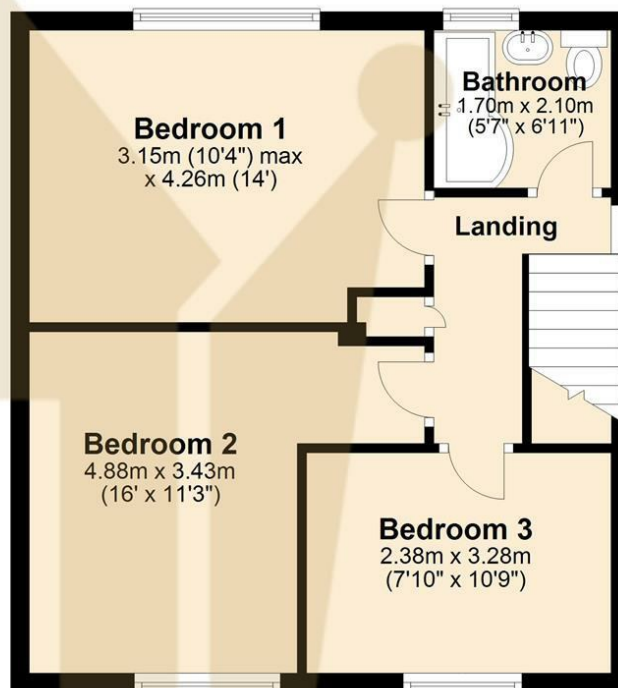
## Ground Floor

Approx. 43.7 sq. metres (470.7 sq. feet)



## First Floor

Approx. 45.5 sq. metres (489.9 sq. feet)



Total area: approx. 89.2 sq. metres (960.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	