



Shield Way, Alcester, B50 4HA

Offers over £600,000

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Video Tour Available GIA 2341 Sq.Ft Approx. An impressive detached executive style, **FIVE BEDROOM, THREE BATHROOM** immaculate family home located in the stunning village of Bidford-On-Avon. The Village itself offers beauty and convenience in a balanced location making it great for family and 'down time', as well as being well connected for motorways and commuting. The River Avon being the main attraction, harbours stunning recreational space surrounding it, as well as shops and amenities for everything that you need.

This stunning home offers spacious living accommodation throughout, evident immediately at the entrance hall, the open plan feel breezes nicely between the spacious rooms and welcoming landings. Every piece of space has been conveniently utilised.

The property is finished to an exceptionally high standard. The versatile accommodation comprises:- reception hall, cloakroom/utility room, lounge with feature modern electric fire and bi-folding doors, dining room, study, open plan family / dining / kitchen with integrated appliances, and bi-folding doors, landing, master bedroom with fitted wardrobes, en-suite shower room, bedroom two with en-suite shower room, three further well proportioned bedrooms with fitted wardrobes in the fifth, family bathroom, sunny aspect large rear garden, double garage and off road parking for four plus vehicles.



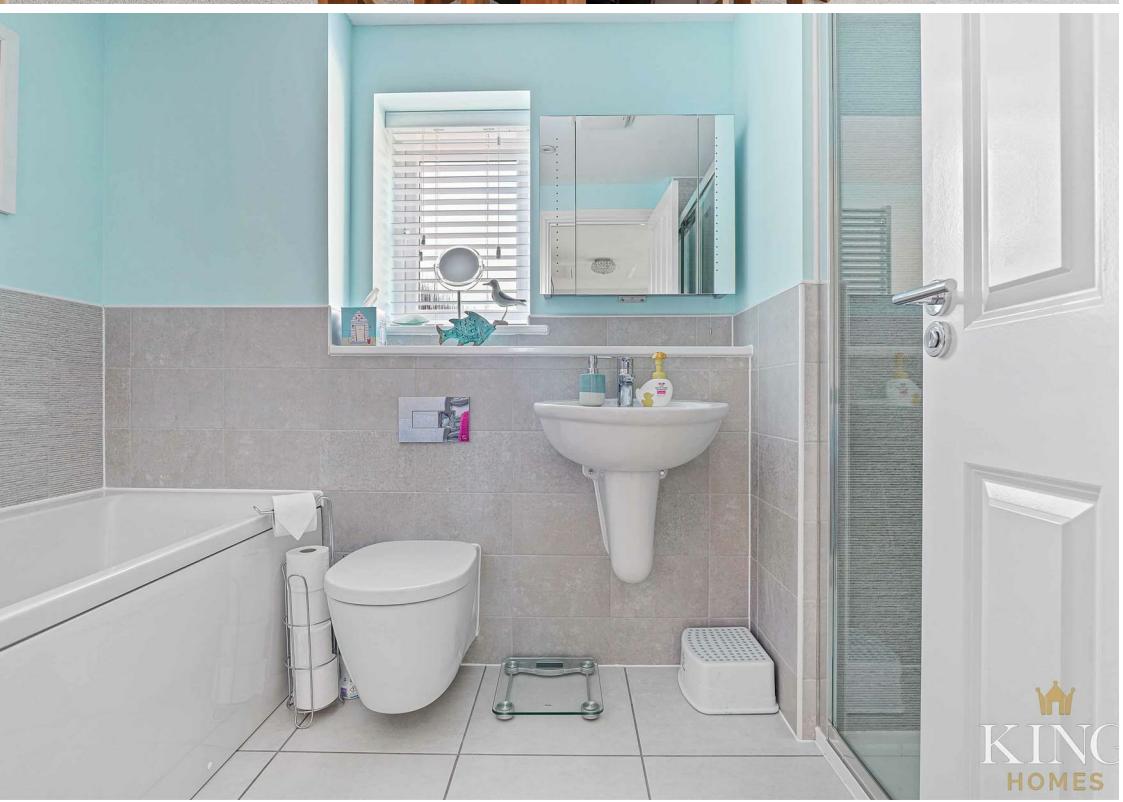
Hall	12'3" x 10'1" (3.74m x 3.09m)
Living Room	18'10" x 14'5" (5.76m x 4.40m)
Dining Room	12'3" x 9'10" (3.74m x 3.00m)
Kitchen/Family Room	18'10" x 16'1" (5.76m x 4.91m)
WC	5'11" x 10'5" (1.81m x 3.18m)
Office	5'11" x 10'5" (1.82m x 3.18m)
Bedroom One	15'4" x 12'2" (4.68m x 3.72m)
En Suite	7'3" x 5'1" (2.22m x 1.55m)
Bedroom Two	10'9" x 12'10" (3.28m x 3.92m)
En Suite	5'0" x 8'9" (1.53m x 2.68m)
Bedroom Three	6'6" x 9'10" (2.00m x 3.00m)
Bedroom Four	14'9" x 9'10" (4.52m x 3.00m)
Bedroom Five	14'9" x 8'4" (4.52m x 2.55m)
Bathroom	10'0" x 6'3" (3.07m x 1.92m)
Double Garage	21'1" x 17'7" (6.44m x 5.37m)



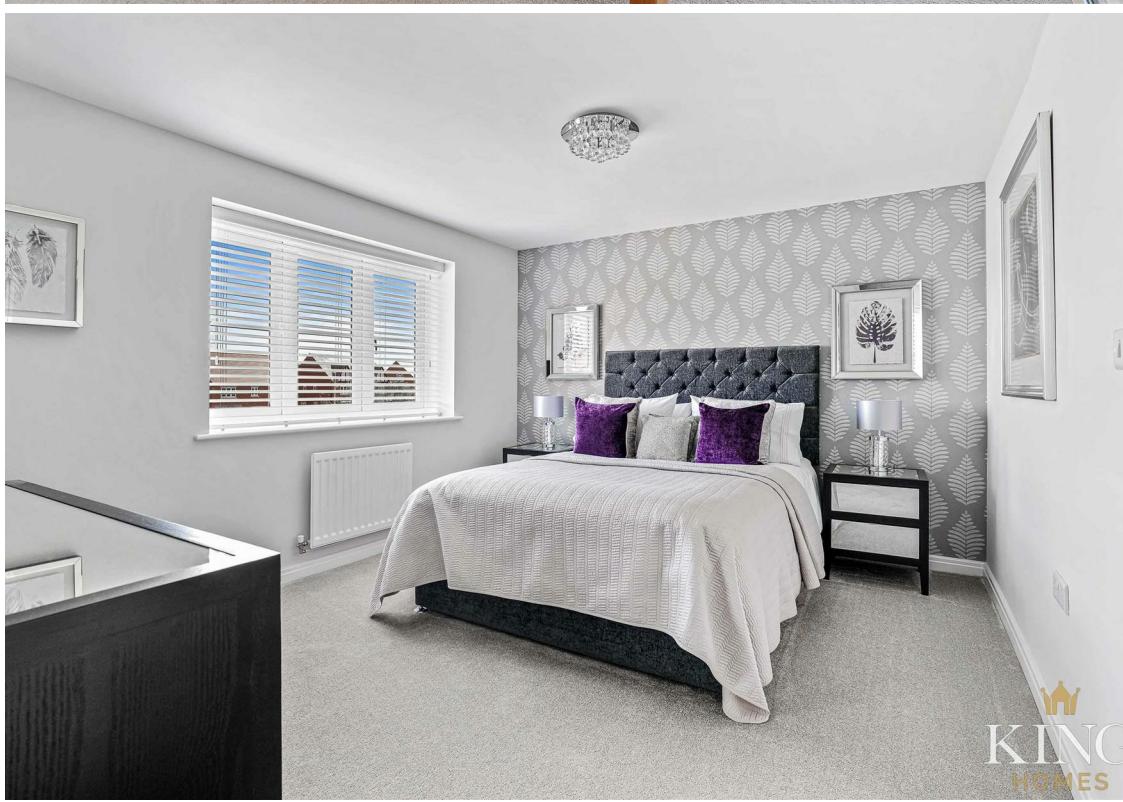
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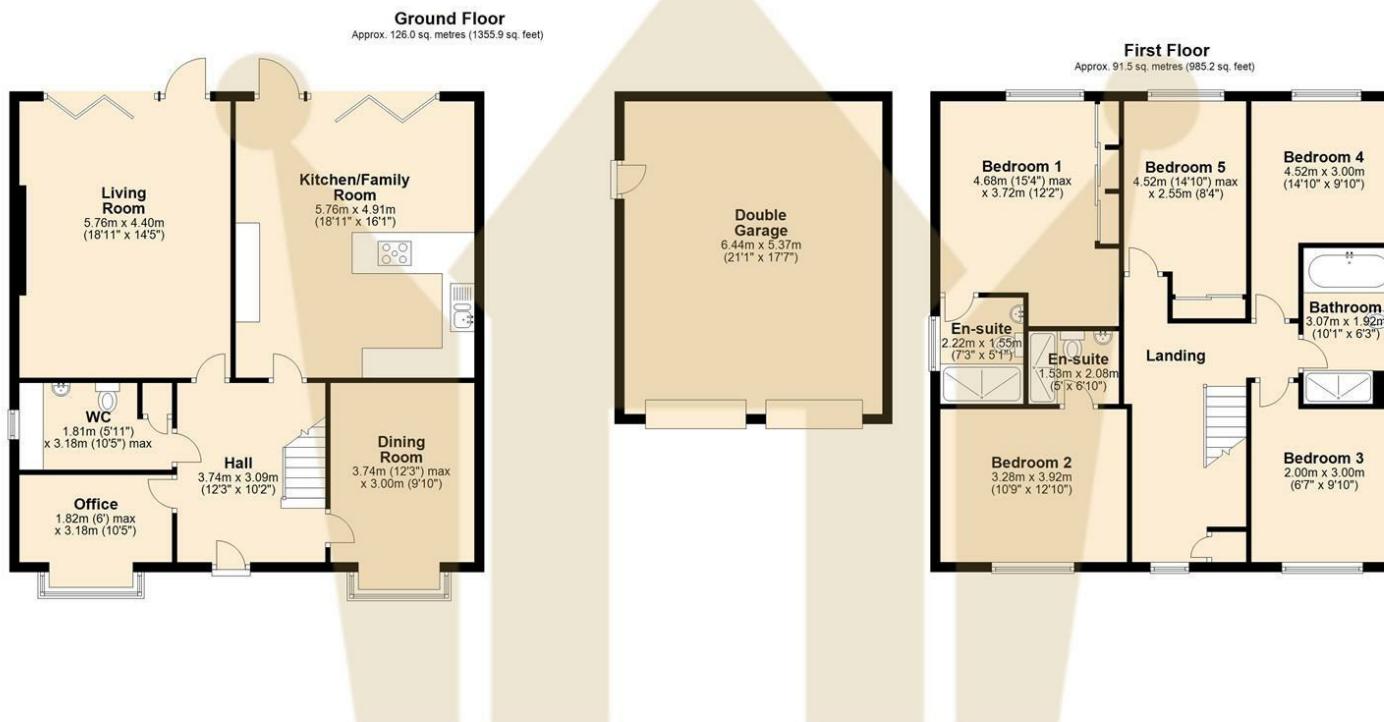
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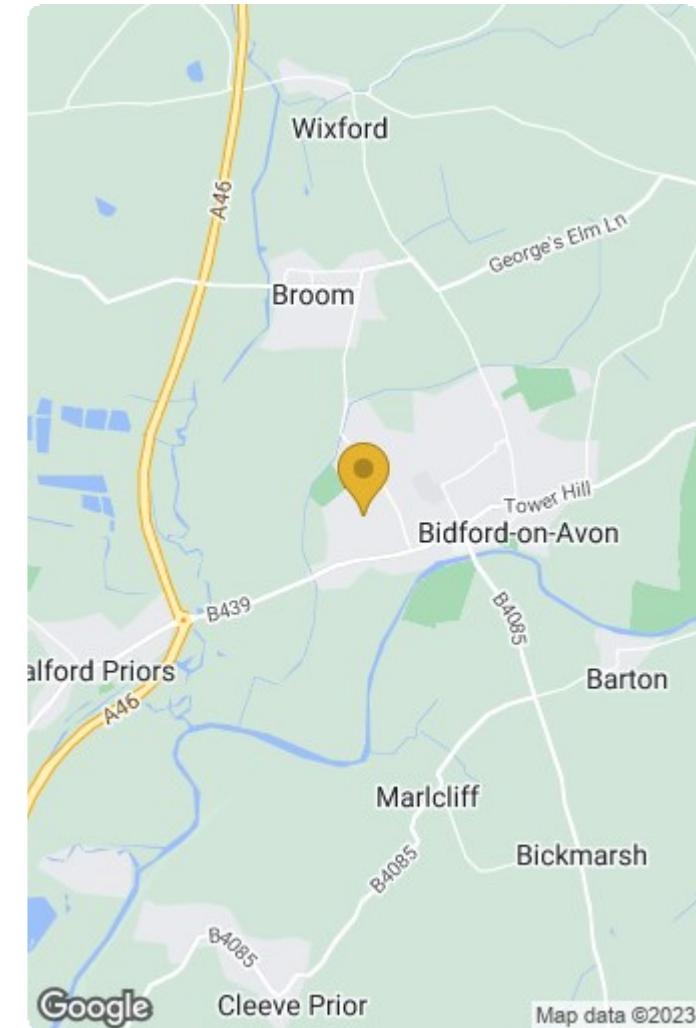
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Total area: approx. 217.5 sq. metres (2341.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	93
(81-91) B		
(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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	