Hipbag Lane, Bidford on Avon, B50 4GU

Guide price £112,500

KING HOMES

** 45% Shared Ownership ** Two Double Bedrooms ** Village Location ** Nicely Presented ** Driveway Parking for Two Cars ** Private Rear Garden with Astro Turf ** Karndean Flooring ** A well-presented two-bedroom home offering generous room sizes throughout, including two full-width double bedrooms and a bright rear living room with direct garden access. Features include a modern fitted kitchen, convenient ground-floor cloakroom, off-road parking and a low-maintenance rear garden with patio, shed and gated access. Ideal for first-time buyers seeking a comfortable, modern home in a popular village setting.

This attractive two-bedroom home offers well-designed living spaces and a practical layout, making it an ideal choice for first-time buyers or anyone seeking a comfortable and low-maintenance property in a village setting.

The entrance hall provides a welcoming first impression, with useful under-stairs storage and access to the kitchen, living room, and W.C. At the front of the home, the kitchen features modern fitted units, integrated cooking appliances and space for further white goods, with Karndean flooring, creating a bright and efficient space for everyday meal preparation. Karndean flooring continues throughout the hallway and cloakroom, with both the bathroom and W.C also benefitting from Karndean. A cloakroom is conveniently positioned off the hall, while to the rear, the living room forms the main heart of the home. This generous room enjoys plenty of natural light and opens directly onto the garden through a rear door, offering a seamless flow for relaxing or entertaining during warmer months.

Upstairs, a spacious landing area leads to two particularly well-proportioned double bedrooms. Both rooms span the full width of the property, ensuring comfortable space for furniture and enjoying excellent natural light from dual windows. The bathroom sits between the bedrooms and includes a bath with shower over, along with a wash basin and WC, creating a practical and neatly presented space. The bathroom also features Karndean flooring.

The rear garden is largely laid to astro turf and features a paved patio area, a pathway leading to a garden shed, gated rear access, outside lighting and a water tap. It provides a pleasant outdoor space that is easy to look after while still offering room to enjoy.

With off-road parking on the driveway for two cars, a modern interior and generous room sizes throughout, this property presents a fantastic opportunity to secure a well-kept home in a popular village location.

Monthly Charges are as follows :-

Rent charges £392.04

Service charge £14.58

Building Insurance £12.64

Management fee £4.80

Hall	
Living Room	10'6" x 14'5" (3.21m x 4.41m)
Kitchen	11'5" x 7'7" (3.49m x 2.33m)
Downstairs W.C.	4'0" x 7'7" (1.22m x 2.33m)
First Floor Landing	
Bedroom 1	9'10" x 14'5" (3.02m x 4.41m)
Bedroom 2	9'3" max x 14'5" (2.83m max x 4.41m)
Bathroom	6'10" x 6'2" (2.09m x 1.88m)

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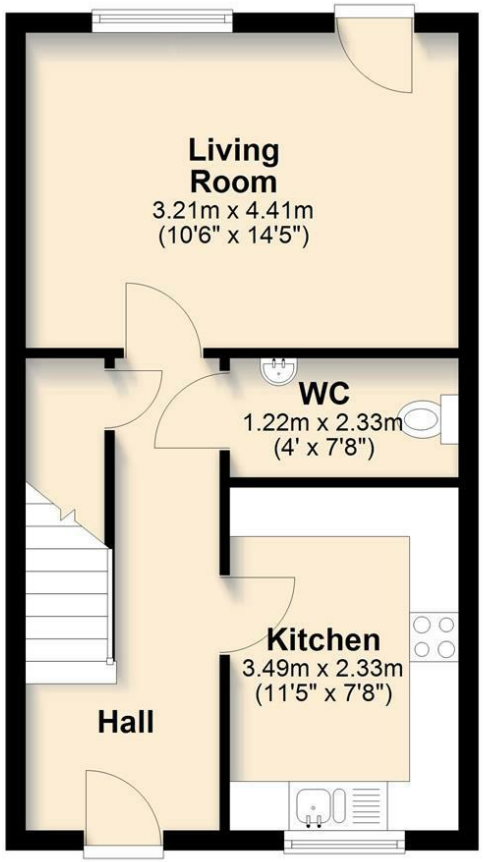
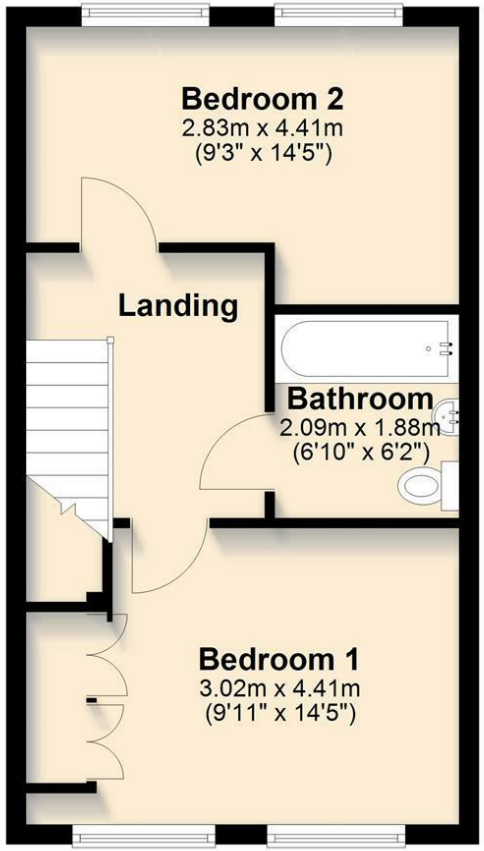
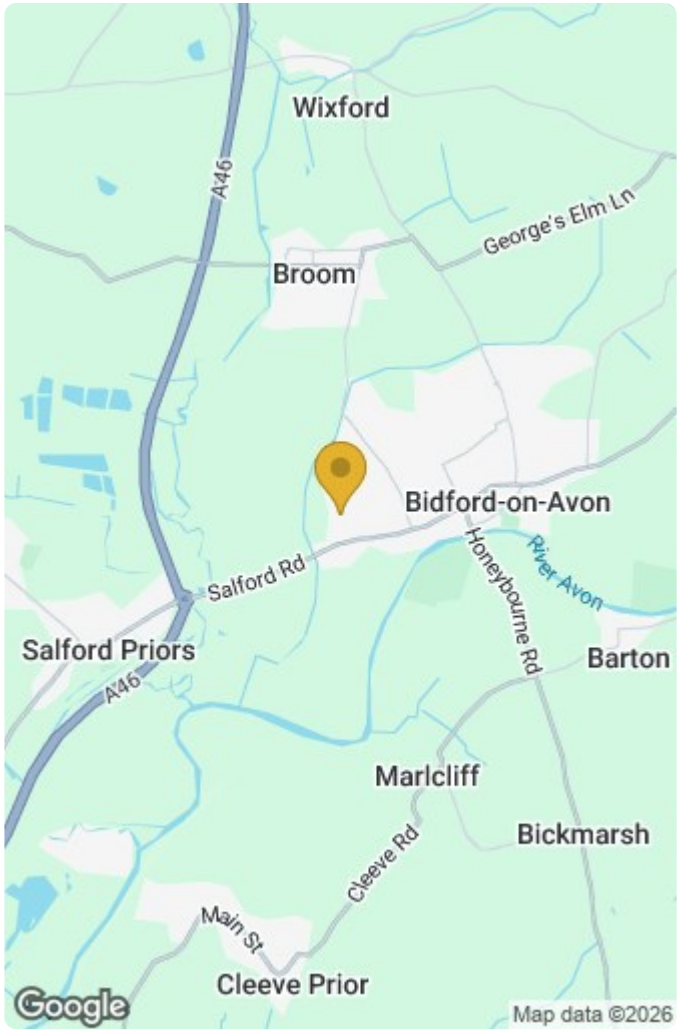
Ground Floor
Approx. 35.8 sq. metres (385.0 sq. feet)

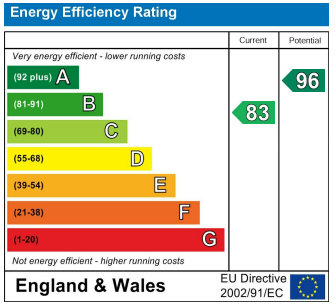


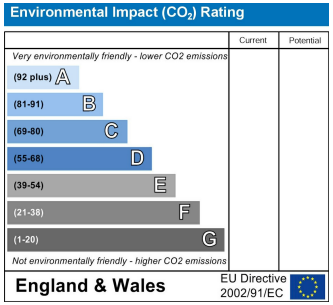
First Floor
Approx. 35.8 sq. metres (385.3 sq. feet)



Total area: approx. 71.6 sq. metres (770.3 sq. feet)







35-36 Guild Street, Stratford-upon-Avon, Warwickshire, CV37 6QY
Tel: 01789 608111 Email: info@kinghomes.co.uk www.kinghomes.co.uk