



The Meadows, Alcester, B50 4AP

£250,000


KING
HOMES

A large and extended three bedroom semi-detached family home that is well positioned in the centre of Bidford-On-Avon, providing easy reach for a wide range of amenities and facilities. This family home briefly comprises entrance porch, downstairs W.C, doorway to inner hallway, large lounge/dining room, bi-fold doors to conservatory, study, kitchen breakfast, utility space, first floor galleried split landing, large master bedroom with fitted wardrobes, master en-suite, two further bedrooms, a four-piece family bathroom, plus garage space suitable for storage and a lovely sunny aspect mature and private rear garden with two sheds and split level decking. VIEWING HIGHLY RECOMMENDED!



Bidford-On-Avon

Historically an Anglo-Saxon village, Bidford on Avon has been attractive to settlers since the 6th Century. In modern times, the river and developing village is still bringing settlers as far as Birmingham and beyond, into the picturesque village, acquainting you with all a growing village has to offer. Located approximately seven miles from Stratford upon Avon towards Evesham and offers a variety of shops, pubs and restaurants, there is also a primary school, nursery school, several churches, doctors' surgery and regular transport links to surrounding towns and villages. The village offers easy access to the River Avon with the Big Meadow providing a popular location for walks and leisure activities and the ever-popular Cotswolds to the south. Major transport links are available within easy reach with the M40 accessed from Warwick and the M5 near Evesham. There is a regular direct train service to London Paddington from Honeybourne which is a short drive away.

Approach

The property is approached over a block paved driveway providing off road parking for 2 vehicles.

Porch

A modern front entrance door leads to the porch with tiled floor, ceiling light and UPVC double-glazed window to side aspect.

Downstairs W.C

With W.C, tiled floor, heated chrome towel rail, wash hand basin with vanity unit, ceiling light and extractor fan

Inner Hallway

With engineered oak flooring, wall hung radiator with radiator cover, ceiling light, sockets, telephone point and wall mounted central heating thermostat control. With doors opening to the large L-shaped living/dining space and the kitchen breakfast room and a set of carpeted stairs rising to the first floor landing.

L-Shaped Open Plan Living & Dining Room

17'1" max x 15'4" max (5.21m max x 4.67m max)

With engineered oak flooring throughout and a feature fireplace having a brick surround, flag hearth and gas living flame coal effect fire. With a wall hung radiator, UPVC double-glazed window to rear aspect and full height opening bi-fold doors which lead to the conservatory.

Conservatory

14'7" x 7'8" (4.45m x 2.34m)

With brick base, UPVC double-glazed windows, tiles to floor, four wall mounted lights and a double-glazed door to the rear garden.

Separate Study

5'4" x 4'10" (1.63m x 1.47m)

A flexible room with fitted floor cupboards and UPVC double-glazed window to rear aspect.

Kitchen Breakfast

12'4" x 8'5" (3.76m x 2.57m)

With a breakfast bar with brick base and a range of light Oak country style wall and floor units with worktops over incorporating a single drainer stainless steel sink with mixer tap. With a UPVC double-glazed window to front aspect, part tiled walls, space for free standing cooker, stainless extractor, space for dishwasher and upright fridge freezer, wall mounted central heating boiler, wall hung radiator and ceiling light.

Separate Utility

8'3" x 4'11" (2.51m x 1.50m)

With space and plumbing for washing machine and dishwasher, ceiling light and wall mounted extractor.

Galleried Landing

A set of carpeted stairs rise to the first floor "double" split landing with recessed shelving area and access to the loft.

Bedroom One

14'5" max x 9'6" max (4.39m max x 2.90m max)

A carpeted double bedroom with two UPVC double-glazed windows to front aspect, fitted wardrobes with sliding mirror doors, hanging rail and inner shelving, wall mounted bedside lighting, ceiling light and wall mounted radiator.

En-Suite Shower Room

With shower, low level W.C, wash hand basin with vanity unit below, frosted UPVC double-glazed window, ceiling spotlights, radiator, ceiling extractor and wall mounted heated towel rail.

Bedroom Two

12'8" x 8'7"

Carpeted double bedroom with UPVC double-glazed window, wall hung radiator and ceiling light, power points, airing cupboard with a second boiler fitted and fitted wardrobe with double doors.

Bedroom Three

9'6" x 8'4"

Carpeted with UPVC double-glazed window and ceiling light point.

Family Bathroom

Four piece family bathroom comprising oval bath with shower attachment, separate shower cubicle, W.C and corner wash hand basin. With part tiled walls, ceiling spotlights and two UPVC double-glazed windows.

Outside

Front

There is a block paved drive providing parking for two vehicles and a block path leading to the front door and to side gated access with outside light and cold water tap.

Garage Space

9'11" x 8'4" (3.02m x 2.54m)

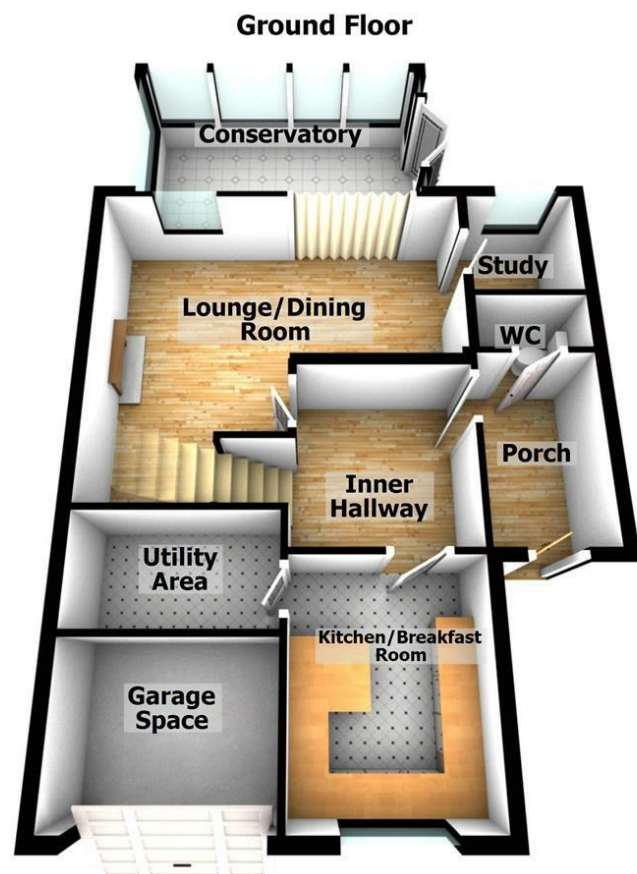
The original garage has been partly converted into the internal utility space which means now the garage is more suitable for a storage area.

Rear Garden

Fully enclosed and private with split level decking with outside lighting and gated side access, lawns and two timber sheds.







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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	