



Hill View Road, Alcester, B50 4DT

Offers over £260,000

  
**KING**  
HOMES

**\*KING HOMES SOLD SUBJECT TO CONTRACT\*** An extended and impeccably presented FOUR DOUBLE BEDROOM semi- detached family home featuring off-road parking for up to three vehicles and with a lovely mature rear garden with stunning countryside views to the rear. Bidford-on-Avon has a wide range of facilities and a Primary School. This family home briefly comprises entrance hallway, large lounge with opening to dining area/office/family space with patio doors to the rear garden, doorway to separate dining room, kitchen, utility room, downstairs w.c, first-floor landing, large master bedroom with fitted furniture including wardrobes and store cupboard, three further double bedrooms, family bathroom and a garage area suitable for storage. **VIEWING HIGHLY RECOMMENDED!** \*Approx 1210 square feet\*



## **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.

## **PLEASE NOTE OPEN COUNTRY FIELDS TO REAR**

Fields to the rear are countryside agricultural fields and are outside the permitted development in the Bidford Development Plan (Will not be built on)

## **Approach**

Outside the property is approached over a block paved driveway with front lawn area, with plants and a dwarf brick wall and with metal gate leading to side access to rear garden.

## **Entrance Hallway**

A UPVC obscure double-glazed entrance front door leads through to the entrance hallway, with wooden flooring, ceiling light, coat rail and wall hung radiator and radiator cover. A doorway opens to the lounge and a set of carpeted stairs with a unique metal hand rail leads to the first floor landing.

## **Large full length through Lounge**

26'8" x 11'11" (8.15m x 3.64m)

A beautifully appointed, well-proportioned and spacious living space. With wooden flooring and electric feature fire. With a UPVC double-glazed window bringing in streams of light to front aspect, TV point, telephone point, two wall hung radiators with radiator covers, two ceiling lights, wall lights and leaded UPVC double-glazed French doors to rear aspect. Doorway to;

## **Separate Dining Room**

10'7" x 7'4" (3.24m x 2.24m)

A carpeted dining room with UPVC double-glazed window to rear aspect, fitted floor cupboards, ceiling light, wall hung radiator with radiator cover and doorway to under-stairs storage and an opening to the kitchen.

## **Under-stairs storage**

A useful storage facility

## **Kitchen**

11'3" x 8'0" (3.43m x 2.44m)

This kitchen has a range of country style wall and base units with worktop over, incorporating a sink with mixer tap and drainer, with tiled splash backs and fitted Bosch double electric ovens with grill and 5 burner gas hob with stainless extractor hood over. With fitted under-counter fridge and space and plumbing for dishwasher. With a UPVC double-glazed window to rear aspect, heated chrome towel rail and a doorway opening to utility and downstairs w.c.

## **Utility**

6'4" (3'10" min) x 9'10" (max) (1.95m (1.18m min) x 3.01m (max))

A handy space with space and plumbing for washing machine and tumble dryer with woodblock work surface surrounding the top and side, with two wall units, space for upright fridge freezer and with a doorway opening to the downstairs w.c

## **Downstairs W.C**

4'6" x 3'6" (1.38m x 1.08m)

With W.C, wash hand basin with storage cupboard under, vinyl floor and ceiling light.

## **First Floor Landing**

Carpeted stairway with a very unique metal hand rail leads to the carpeted first-floor landing, with a ceiling light and access to the loft hatch and with doors leading off to all FOUR DOUBLE BEDROOMS and the family bathroom.

## **Master Bedroom**

15'6" (max) x 13'5" (max) (4.73m (max) x 4.1m (max))

A good size carpeted double bedroom with two UPVC double-glazed windows to the front aspect and two wall hung radiators, ceiling light and tv aerial point. With fully fitted bedroom furniture including wardrobes, overhead cupboards and bed side furniture. A lovely bedroom with lots of space and with a doorway opening to a sizeable storage cupboard.

## **Double Bedroom Two**

13'1" x 8'3" (4.0m x 2.52m)

A carpeted double bedroom with a UPVC double-glazed window to front aspect and with fitted wardrobes with sliding doors, ceiling light and wall hung radiator.

## **Double Bedroom Three**

11'2" x 8'3" (3.41m x 2.52m)

A carpeted double bedroom with fitted wardrobe, UPVC double-glazed window to rear aspect, ceiling light and wall hung radiator.

## **Double Bedroom Four**

12'3" x 8'0" (3.74m x 2.45m)

A further double bedroom with wooden flooring, UPVC double-glazed window to rear aspect, ceiling light and wall hung radiator.

## **Family Bathroom**

8'0" x 6'5" (2.44m x 1.97m )

With underfloor heating and a "P" shaped panelled bath rainfall shower over and pivot style shower screen, w.c and wash hand basin with vanity storage units under and back and partly tiled walls. With an obscure double glazed window to rear aspect, heated chrome towel rail and ceiling light.

## **Garage Space**

The garage space is partly converted into the utility and downstairs w.c so now is a space suitable for storage with power light and up and over aluminium door.

## **Outside**

## **Large peaceful garden to rear**

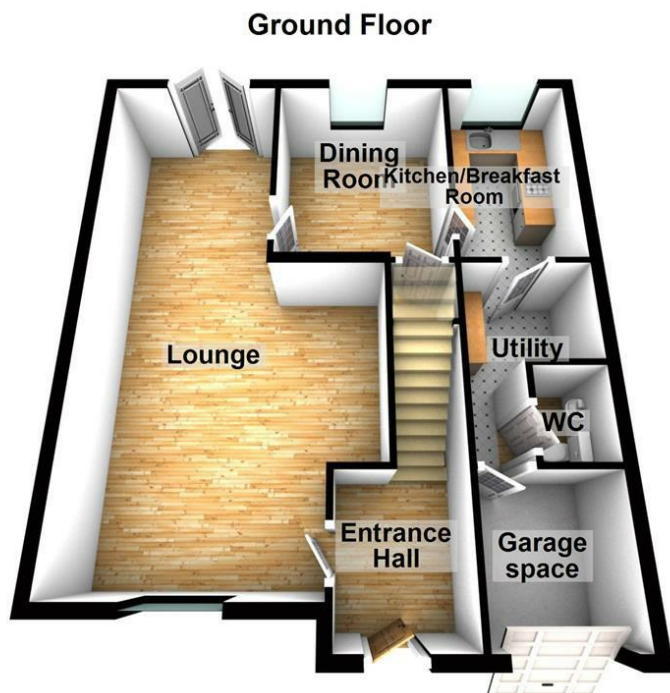
To the rear, fantastic views over the open country fields from the mature and peaceful fully enclosed family garden which is mainly laid to lawn with mature trees, shrubs, hedges and stone chippings.

## **Call us to arrange your viewing**

We would urge a swift viewing to avoid disappointment, call us today on 01527 908694 or 01789 608111







Energy Efficiency Rating	
	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	
Current	Potential
66	81
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	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	
Current	Potential
63	79
England & Wales	
EU Directive 2002/91/EC	