

Peter Clarke



6 Blenheim Close, Bidford-on-Avon, Alcester, B50 4HW

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Approximate Gross Internal Area  
 Ground Floor = 80.52 sq m / 867 sq ft  
 First Floor = 57.32 sq m / 617 sq ft  
 Garage = 12.89 sq m / 139 sq ft  
 Total Area = 150.73 sq m / 1623 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



- Spacious, detached four bedroom residence
- Three reception rooms
- Kitchen diner and utility room
- Private landscaped garden with patio and pergola
- Single garage with eaves storage and driveway
- Convenient walking distance from a bus stop
- Easy access to the A46 for travelling to Birmingham



Guide Price £500,000

Tucked away on a no-through road, this hugely spacious detached four bedroom, two bathroom family home also boasts a utility room and a converted half of a double garage. Having been upgraded, this home offers versatile hosting options with its breakfast bar kitchen and three independent receptions, all with the convenience of access to Bidford village centre as well as its many countryside trails.

## ACCOMMODATION

### ENTRANCE HALL

### CLOAKROOM

with wc and wash hand basin.

### KITCHEN DINER

with range of cupboards and work surfaces including breakfast bar, four ring gas hob with hood extractor, integrated double oven, integrated dishwasher, integrated fridge freezer, one and a half bowl sink with drainer.

### UTILITY ROOM

with sink and drainer, space for a washing machine, space for a tumble dryer, boiler.

### SITTING ROOM

with fireplace and tri-fold doors onto the patio.

### DINING ROOM

### FIRST FLOOR LANDING

with airing cupboard.

### PRINCIPAL BEDROOM

with fitted wardrobes and view over garden.

### EN SUITE SHOWER ROOM

with walk in shower, bath, wc and wash hand basin.

### BEDROOM TWO

with fitted wardrobes.

### FAMILY BATHROOM

with bath, shower over, wc and wash hand basin.

### BEDROOM THREE

with fitted wardrobe and fitted desk.

### BEDROOM FOUR

### OUTSIDE

### SINGLE GARAGE

with up and over door, and eaves storage.

### REAR GARDEN

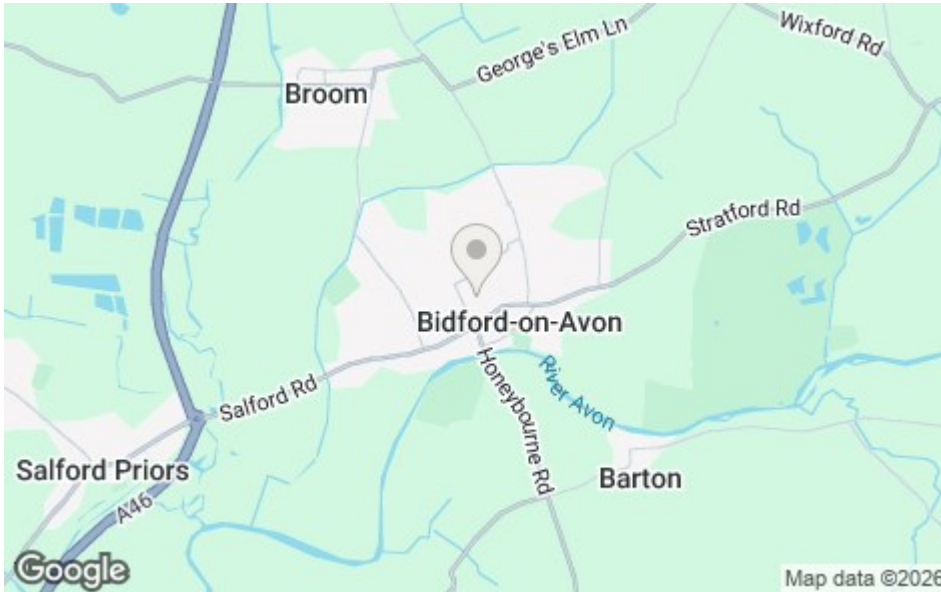
A landscaped garden with patio, pergola, ample side passage for access and storage for bins.











## GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.



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