

Peter Clarke



11 Wessons Road, Bidford-On-Avon, Alcester, Warwickshire, B50 4DR

- Immaculately presented
- Extended accommodation
- Sitting room, kitchen, dining room opening to conservatory, study/home office
- Three bedrooms and bathroom
- Ample parking and garage
- Very private gardens



Offers Over £290,000

An immaculately presented and extended three bedroom semi-detached property situated in a pleasant position and still offering further potential (STPP). Sitting room, dining room opening to conservatory, kitchen, study/home office, three bedrooms, bathroom, ample off road parking, garage and very private gardens.

ACCOMMODATION

A door leads to porch with door to entrance hall having wood effect floor. Sitting room with fireplace housing gas fire. Kitchen with sink and taps over, further cupboards and work surface, space and plumbing for washing machine. Five ring gas hob with oven and grill below, tiled splashbacks, tiled floor, understairs storage cupboard. Dining room with wood effect floor, opening to conservatory with views of the garden, double glazed windows and French doors to rear, wood effect floor. Study/home office with French doors to rear and wood effect floor.

First floor landing. Bedroom 1 with sliding doors to wardrobe. Two further bedrooms. Bathroom with wc, wash basin and bath with shower over, tiled splashbacks, downlighters, shower screen and heated towel rail.

Outside there is stone gravelled off road parking with brick edging, evergreen and shrub planted borders. Garage with up and over door to front, power and light. Private rear gardens which are lawned with a seating area, garden shed, planted borders and mature conifer hedging.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. 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 heating to radiators.

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 C.

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

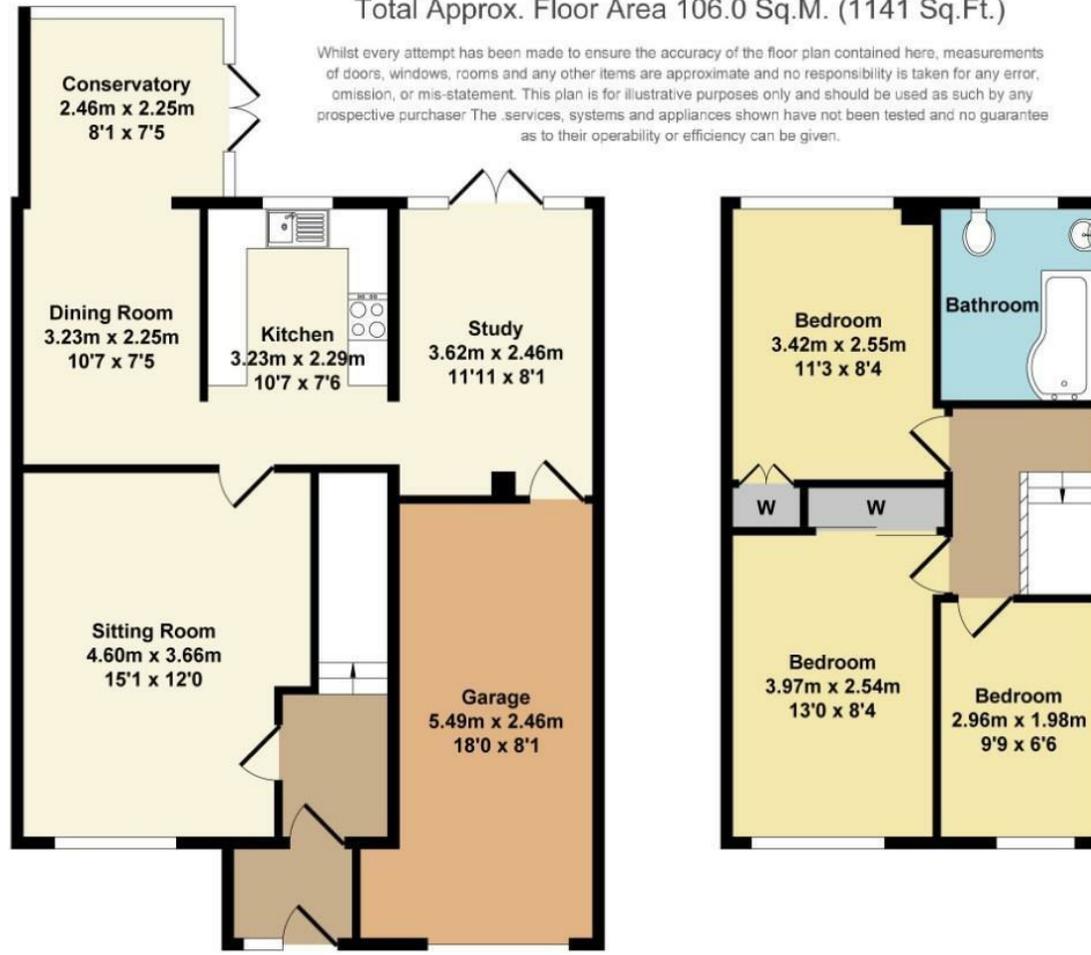
VIEWING: By Prior Appointment with the selling agent.



Wessons Road, Bidford On Avon, B50 4DR

Total Approx. Floor Area 106.0 Sq.M. (1141 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

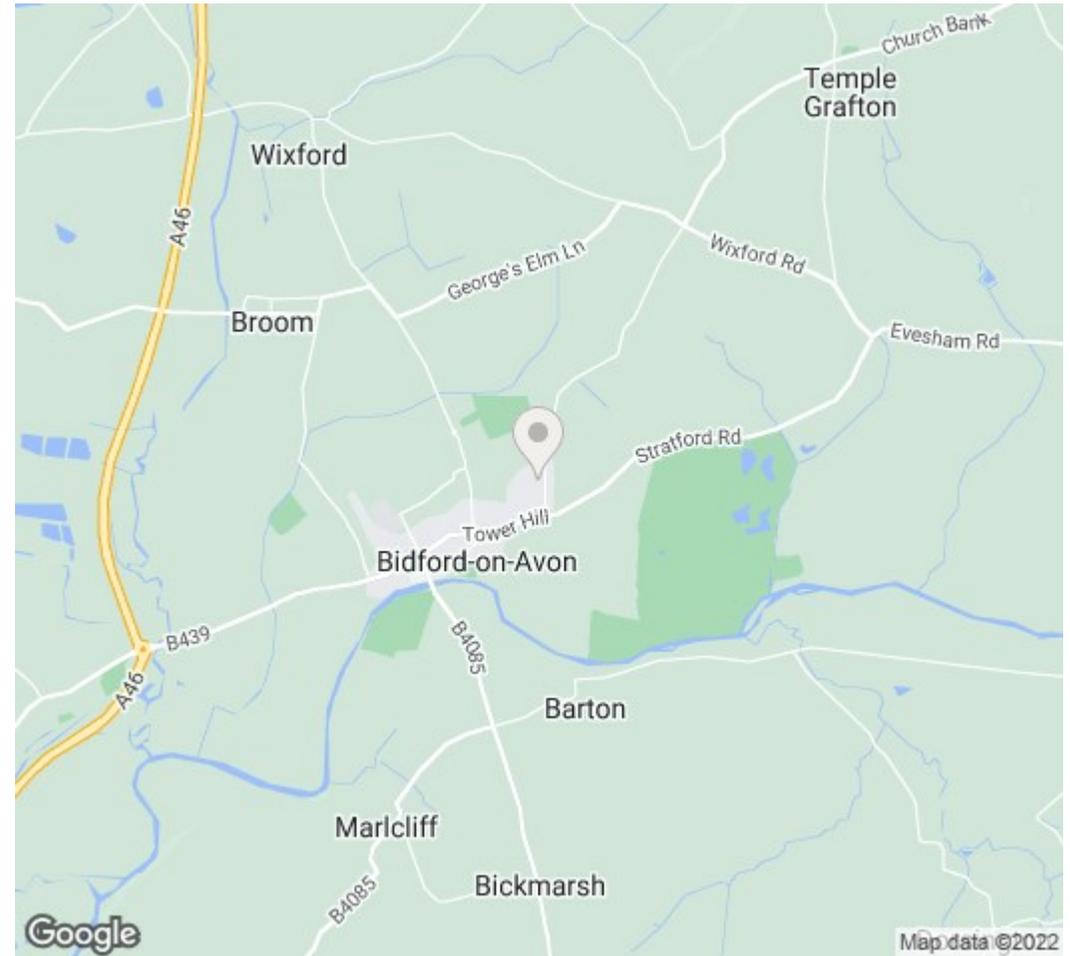


Ground Floor
Approx. Floor Area
69.20 Sq.M.
(745 Sq.Ft.)



First Floor
Approx. Floor Area
36.80 Sq.M.
(997 Sq.Ft.)





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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