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

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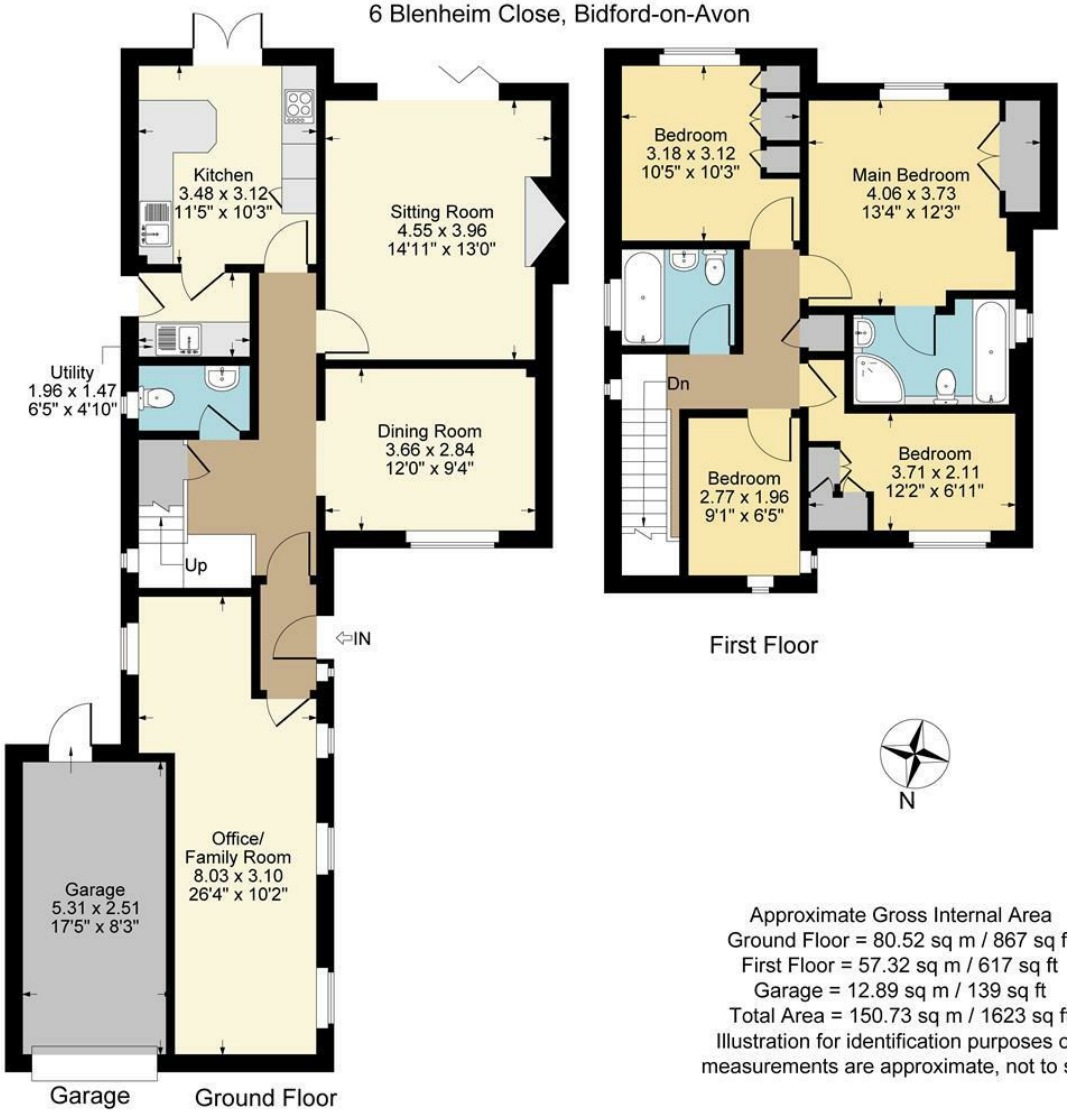

Approximate Gross Internal Area
Ground Floor = 80.52 sq m / 867 sq ft
First Floor = 57.32 sq m / 617 sq ft
Garage = 12.89 sq m / 139 sq ft
Total Area = 150.73 sq m / 1623 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

- 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

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Offers In The Region Of £475,000

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.

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.