



**EARLES**  
TRUSTED SINCE 1935



**1111 Copenhagen Way  
Bidford on Avon  
B50 4FY**

**Asking Price £270,000**

Address: 35 High Street, Alcester, B49 5AF - Email: [info@earlesgroup.co.uk](mailto:info@earlesgroup.co.uk) - Telephone: 01789 330 915

An excellent opportunity to purchase a two-bedroom detached home situated in the highly sought-after village of Bidford-on-Avon.

The accommodation is arranged over two floors and briefly comprises: a spacious living room, a modern kitchen/dining room, and a ground floor W.C., with a staircase rising to the first floor. The first floor offers two generous double bedrooms and a three-piece family bathroom.

Externally, the property benefits from ample parking to the side, along with gated access leading to a generously sized rear garden, mainly laid to lawn with a patio seating area, ideal for outdoor dining and entertaining.

This property presents an excellent opportunity for first-time buyers looking to step onto the property ladder in a desirable village location.

### Living Room

11'9" x 12'1" (3.59m x 3.70m)

A spacious room, having a window to the front elevation with stairs rising to the first floor.

### Cloak Room

5'4" x 4'3" (1.63m x 1.30m)

WC and hand basin with hot and cold taps.

### Kitchen/Dining Room

9'8" x 12'2" (2.97m x 3.71m)

A modern kitchen/dining room having a range of wall and base units with laminate work surfaces over, incorporating a sink with mixer tap over and space for appliances. French doors leading to the rear garden.

### First Floor

#### Bedroom One

9'8" x 12'3" (2.97m x 3.74m)

#### Bedroom Two

7'7" x 12'1" (2.33m x 3.70m)

### Family Bathroom

6'2" x 8'6" (1.88m x 2.60m)

Modern family bathroom with a three-piece suite comprising a panelled bath with shower over and glass screen, hand basin set within a vanity unit and low-level WC. Finished with tiled walls around the bath.

### Outside

Enclosed rear garden with a paved patio seating area leading to a lawn. Timber pergola to the rear provides useful cover storage.

### General Information

Services:

Mains gas, electricity, water and drainage are connected to the property.

Broadband and Mobile:

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 2,300 Mbps and highest available upload speed 2,300 Mbps. For more information visit: <https://checker.ofcom.org.uk/>

Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with outdoor availability being rated 'Good outdoor and in-home'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-upon-Avon District Council - Band C

Tenure:

Freehold - The property will be sold with vacant possession.

Flood Risk:

Rivers and the sea

Yearly chance of flooding - VERY LOW

Yearly chance of flooding between 2036 and 2069- VERY LOW

Surface water

Yearly chance of flooding - VERY LOW

Yearly chance of flooding between 2040 and 2060 - VERY LOW

For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>

Fixtures and Fittings:

All the items mentioned in the particulars are included in the sale, others if any are specifically excluded.

Viewing

Strictly by prior appointment through John Earle on 01789 330 915.

John Earle is a Trading Style of John Earle & Son LLP

Registered Office: Carleton House, 266-268 Stratford Road, Shirley, B90 3AD

Reg. No. OC326726.

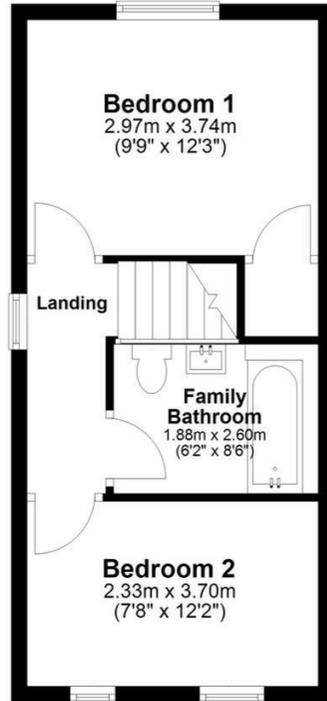
### Ground Floor

Approx. 31.1 sq. metres (334.9 sq. feet)



### First Floor

Approx. 28.8 sq. metres (310.1 sq. feet)



Total area: approx. 59.9 sq. metres (645.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

