

OAK PLACE BIDFORD-ON-AVON ALCESTER



A beautifully presented semi-detached modern property located on the edge of a medium sized popular development by Messrs Taylor Wimpey. Offering easy strolling distance access to the village centre high street, primary school, open space green and small children's parks. Boasting open outlook to the rear elevation and having delightful accommodation to include: Reception hallway, lounge/diner with patio doors, kitchen, downstairs cloakroom, three bedrooms and bathroom. Tandem driveway parking, fore garden with hedgerow providing privacy and generously sized and sunny aspect garden to rear. EPC - B.

£295,000

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4 Oak Place, Bidford-on-Avon, Alcester, Warwickshire, B50 4GL

Reception Hallway



Kitchen

Lounge/Dining Room



Downstairs Cloakroom



Bedroom Three



Bedroom One



Bathroom



Bedroom Two



Rear Garden





Fixtures & Fittings

Please note that the fixtures & fittings shown on the photographs, contained within these property details, do not form part of a fixtures & fittings list. Some items may/may not be included. You are advised to clarify what items are included before entering into any negotiations.

Money Laundering Regulations – Identification Checks

In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Sanders&Sanders must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Open Space Service Charge

The open space service charge from 1 Jan 26 – 31 Dec 26 was £195.18.

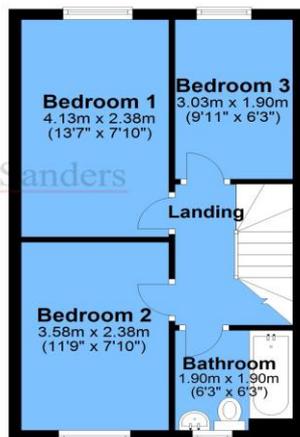
Floor Plans & Property Details Disclaimer

These floor plans are for identification purposes only in relation to where one room is situated to another. They are not to be relied upon in any way for dimensions, scaling, or sq. ft/metres. We will not be held responsible for any loss incurred, due to reliance on these measurements from the floor plans or measurements from the property details. You are advised to confirm all measurements.

Ground Floor



First Floor



Total area: approx. 68.3 sq. metres (734.9 sq. feet)