Sanders&Sanders

CLEEVE ROAD MARLCLIFF BIDFORD-ON-AVON



An opportunity to acquire a period, double fronted, detached family property, boasting stunning countryside views to three elevations and offering huge potential to develop/extend/adapt. Offering a sizeable plot with side double garage, generous driveway parking and having versatile family living accommodation to include; Reception hallway, inner lobby, good sized lounge, dining room, study, breakfast/kitchen, downstairs shower/utility, cloakroom, first floor landing with generous storage cupboard, three bedrooms and stylish family bathroom. Benefitting from gas fired central heating.

£525,000

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Cleeve Road, Marlcliff, Bidford-on-Avon, B50 4NR

RECEPTION HALLWAY



GOOD SIZE LOUNGE Approximately 20' 5'' (6.24m) x 10' 11'' (3.35m)





BREAKFAST/KITCHEN Approximately 13' 0'' (3.97m) x 11' 9'' (3.59m)





DINING ROOM Approximately 12' 11'' (3.96m) x 10' 11'' (3.34m)

STUDY Approximately 12' 10'' (3.92m) x 8' 8'' (2.65m)

BREAKFAST/KITCHEN CONTINUED



DOUBLE BEDROOM ONE Approximately 13' 0'' (3.97m) x 10' 11'' (3.33m)



DOUBLE BEDROOM TWO Approximately 11' 3'' (3.45m) x 10' 11'' (3.34m)



OUTSIDE BOASTING SIZEABLE PLOT **COUNTRYSIDE VIEWS**



STUNNING





STYLISH FAMILY BATHROOM



BEDROOM THREE Approximately 10' 11'' (3.34m) x 8' 11'' (2.67m)

SIZEABLE PLOT BOASTING STUNNING COUNTRYSIDE VIEWS CONTINUED





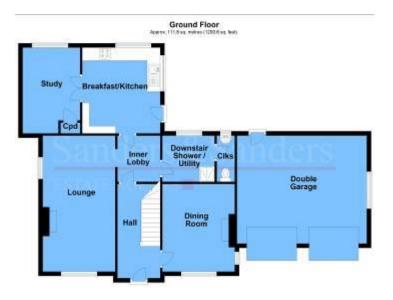






FLOOR PLANS

These floor plans are for identification purposes only in relation to where one room is situated to another. The brochure details and floor plans 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.





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.

TENURE

The vendor has informed us that the property is Freehold: however, you are advised to have this information verified by your legal representative at the earliest opportunity.

NEED A MORTGAGE?

We can introduce you to a friendly, highly qualified Mortgage Consultant, Martin Bedwin of Stratford Financial Services Ltd for a free no obligation discussion in confidence. Call us today to arrange an initial fee free consultation in branch or at home.

HAVE A PROPERTY TO SELL?

Sanders & Sanders would be delighted to offer a free market appraisal of your property without obligation.



The Estates Agents Act 1979 and Property Misdescriptions Act 1991, Sanders & Sanders Estate Agents (who prepared these details) for themselves and for the vendor of the property whose agents they are give notice that: The Particulars, information and details contained here in do not form part of an offer or contract. All descriptions, dimensions, floor plans and references to condition and necessary permission for use and occupation and other particulars are given in good faith and believed to be correct but any intending purchasers should not rely upon them as statements of fact but must satisfy themselves by inspection as to the correctness of them. No person in employment of Sanders & Sanders Estate Agents has authority to make any representation or warranty whatever in relation to this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting any property which has been sold or withdrawn. We cannot certify the adequacy or working order of either the heating system gas or electrical appliances. Any interested party should consult their own solicitor for independent evaluation.