

Sanders & Sanders

ESTATE AGENTS

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

Burton House, High Street, Alcester, Warwickshire, B49 5AB.
Tel: 01789 766771 E-mail: alcester@sanders-sanders.co.uk

Web: www.sanders-sanders.co.uk

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

RECEPTION HALLWAY



DINING ROOM

Approximately 12' 11" (3.96m) x 10' 11" (3.34m)



GOOD SIZE LOUNGE

Approximately 20' 5" (6.24m) x 10' 11" (3.35m)



STUDY

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



BREAKFAST/KITCHEN

Approximately 13' 0" (3.97m) x 11' 9" (3.59m)



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)



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



STYLISH FAMILY BATHROOM



OUTSIDE

SIZEABLE PLOT BOASTING STUNNING COUNTRYSIDE VIEWS



**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.



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.

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.

