

# Sanders & Sanders

ESTATE AGENTS

## DAMSON WAY BIDFORD ON AVON ALCESTER WARWICKSHIRE



A stylishly presented, spacious and highly specified, modern detached family home, occupying a larger than average plot and being pleasantly tucked away alongside most delightful communal green walks. The gas fired centrally heated living accommodation includes; Traditional reception hall, kitchen/diner, utility, lounge with patio double doors, downstairs cloakroom, first floor landing off to master bedroom with en-suite shower room, two further bedrooms and family bathroom. Lawned frontage with ample driveway parking, single garage and large enclosed rear garden.

### £375,000

Burton House, High Street, Alcester, Warwickshire, B49 5AB.  
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# 6 Damson Way, Bidford-on-Avon, Alcester, Warwickshire, B50 4NB

## TRADITIONAL RECEPTION HALL



## SPACIOUS KITCHEN/DINER

Approximately 19' 5" (5.93m) x 9' 4" (2.86m)



## GOOD SIZED LOUNGE

Approximately 19' 5" (5.93m) x 9' 7" (2.93m)



### **UTILITY**

**6' 5" (1.98m) x 5' 10" (1.79m)**



### **STYLISH DOWNSTAIRS CLOAKROOM**



### **GENEROUS FIRST FLOOR LANDING**



### **FIRST FLOOR LANDING VIEW**



### **MASTER BEDROOM WITH EN-SUITE**

#### **MASTER BEDROOM**

**Approximately 11' 10" (3.62m) x 9' 10" (3.0m)**





### STYLISH EN-SUITE SHOWER ROOM



### STYLISH FAMILY BATHROOM



### BEDROOM TWO

Approximately 12' 11" (3.94m) narrowing down to 7' 2" (2.19m) x 11' 9" (3.59m) narrowing down to 9' 2" (2.8m)



### OUTSIDE

#### SIDE ASPECT & COMMUNAL GREEN WALKS



### BEDROOM THREE

Approximately 9' 11" (3.04m) narrowing down to 7' 4" (2.26m) x 9' 6" (2.9m) narrowing down to 5' 5" (1.67m)



### ENCLOSED REAR GARDEN



## ENCLOSED REAR GARDEN CONTINUED



## 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.

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.



