





## 26 Blenheim Close

Bidford-on-Avon, Warwickshire

A lovely modern family home within the popular riverside village of Bidford.

### Accommodation comprising

Entrance hall leading to a newly fitted, modern kitchen with fitted units and integrated appliances, including cooker, hob and extractor hood, microwave and dishwasher.

Utility room with plumbing for a washing machine, space for a tumble dryer and storage cupboards. A separate store behind the garage style door provides additional useful space.

Cloakroom/ W.C. with wash hand basin and W.C.

Spacious lounge enjoying an abundance on natural light from the rear windows, and the focal point of a central fire surround. The room also has ample space for a dining area too, if required.

Conservatory overlooking the rear gardens, currently used as a bright and airy dining space.

Stairs from the lounge lead to the first floor landing with an airing cupboard.

Master bedroom with an impressive range of built in wardrobes and cupboards. En-suite shower room with shower cubicle and wash hand basin.

Further double bedroom, overlooking the rear gardens and beyond.

Third bedroom, currently utilised as a study with views to the rear.

The front tarmac driveway has been extended to accommodate at least four cars, with a paved path providing side access.

The rear gardens have been landscaped to include raised borders, planters and a patio area; ideal for summer BBQs and seating. The small shed provides useful garden storage, and a mounted fish pond is also available by separate negotiation.

Council Tax band: C

Tenure: Freehold



## Important Notes

Planning enquires concerning the property and surrounding area can be made with Wychavon DC at [www.stratford.gov.uk](http://www.stratford.gov.uk)

Environmental inquires concerning the property and surrounding area can be made with Environment Agency at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) and general information can be found at [www.google.com/earth](http://www.google.com/earth)

Broadband enquiries at the property concerning its availability and estimated strength and download speeds can be made with [bt.com](http://bt.com)

These particulars are prepared with care but are not guaranteed and do not constitute, or constitute part of, any offer or contract. Intending purchasers must satisfy themselves of these particulars' accuracy by inspection or otherwise, since neither the vendor nor Johnsons shall be responsible for statements or representations made. The vendor does not make or give, and neither Johnsons nor any person in their employment, has any authority to make or give any representation or warranty in relation to this property.

We endeavour to make the sales details accurate, if there is any matter(s) that is particularly important to you, please check with us prior to travelling any distance to view the property. Johnsons are unable to comment on the state of repair or condition of the property or confirm that any services equipment or appliances are in satisfactory working order. Reference to tenure is based upon information supplied by the vendor. Fixtures and fittings not included.

Johnsons Property Consultants reserve the right to earn a referral fee from third party providers, including mortgage brokers and/ or conveyancers, if instructed.



## 26, Blenheim Close, Bidford-on-avon, B50 4HW



Total Approx Area: 80.0 m<sup>2</sup> ... 862 ft<sup>2</sup> (excluding store, conservatory)

All measurements of doors, windows, rooms are approximate and for display purposes only.

No responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee  
as to the operability or efficiency can be given.



## Johnsons Property Consultants

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