## Sanders&Sanders

ESTATE AGENTS

# COPENHAGEN WAY BIDFORD-ON-AVON ALCESTER



A beautifully presented and much improved, modern, semi-detached property, being situated within a small, select development with small park and within strolling distance of the village centre. The accommodation comprises; Hallway, living room with open entrance through to the breakfast kitchen with patio doors, downstairs cloakroom, three bedrooms, en-suite shower room and bathroom. Driveway parking, fore garden and splendid landscaped garden to rear.

£285,000

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

### Copenhagen Way, Bidford-on-Avon, Alcester, B50 4FY

Living Room 14' 9'' (4.5m) max x 11' 8'' (3.56m)





Kitchen 15' 2" (4.62m) x 10' 1" (3.07m)







Bedroom One 12' 5" (3.78m) x 11' 8" (3.56m)



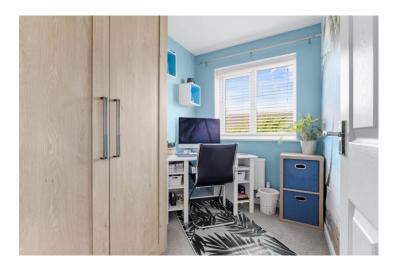
#### **En-Suite Shower Room**



Bedroom Two 8' 9" (2.67m) x 8' 3" (2.51m)



Bedroom Three 8' 3" (2.51m) x 6' 2" (1.88m)



Bathroom 6' 7" (2.01m) x 5' 7" (1.7m)



Rear Garden

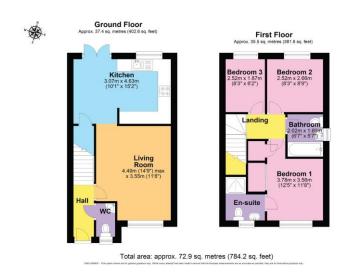






#### Floor Plans & Property Details Disclaimer

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.



#### **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.

#### **Service Charge for Open-Space Areas**

The service Charge for the development is approximately £170 per year (this may be subject to change).

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, 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.