

# Sanders & Sanders

ESTATE AGENTS

## CROMPTON AVENUE BIDFORD-ON-AVON ALCESTER



A superb opportunity to acquire a semi-detached family home, occupying a sizeable plot and boasting an extensive rear garden with mini orchard. Offering great potential for extension/adaption and requiring some modernisation. The accommodation comprises: Reception hallway, lounge, dining area, kitchen, side, and rear covered walkway with useful outhouses (offering potential for conversion) three bedrooms, bathroom and ample driveway parking to front.

**£275,000**

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# Crompton Avenue, Bidford-on-Avon, Alcester, B50 4DG

**Hallway**



**Kitchen**

11'10 x 10'6 (3.60 x 3.20m)



**Lounge**

13'11 x 11'6 (4.25 x 3.50m)



**Covered Walkway**



**Dining Area**

10'6 x 8'6 (3.20 x 2.60m)



**Bedroom One**

13'7 x 10'7 (4.15 x 3.23m)



**Bedroom Two**  
**11'6 x 11'6 (3.50 x 3.50m)**



**Bedroom Three**  
**9'0 x 7'7 (2.75 x 2.30m)**



**Bathroom**



**Extensive 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.



Approximate Gross Internal Area = 115 sq m / 1238 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.

## 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.