

## HILL VIEW ROAD BIDFORD-ON-AVON ALCESTER



A beautifully presented, extended, and much improved, semi-detached family home, boasting countryside views to the rear elevation. Formerly a four bedroom and converted into three (forth bedroom could be re-instated if required). Comprising: Lounge, kitchen, dining room, splendid rear sun lounge, utility room, storage area from previous garage. Three bedrooms, dressing area, en-suite shower room and family bathroom. Driveway parking and garden to rear.

**£350,000**



# Hill View Road, Bidford-on-Avon, Alcester, Warwickshire, B50 4DT

## Lounge

15'1" x 10'6" (4.60 x 3.19)



## Dining Room

11'3" x 8'9" (3.44 x 2.67)



## Kitchen

15'1" x 10'7" (4.60 x 3.23)



## Sunroom

14'2" x 9'1" (4.31 x 2.76)





### Utility

9'0" x 8'5" (2.75 x 2.56)

### Storage (from part of the previous garage)

8'8" x 8'8" (2.64 x 2.63)

### Bedroom One

16'2" x 7'7" (4.94 x 2.32)



### En-Suite Shower Room



### Bedroom Two

12'10" x 8'5" (3.90 x 2.57)



### Dressing Area (previous bedroom)

9'7" x 6'6" (2.93 x 1.97)



This room was previously a bedroom, and this could possibly be re-instated with the addition of a door and partition wall.

### Bedroom Three

11'2" x 8'4" (3.41 x 2.55)





## Bathroom



## Views



## 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 = 134.6 sq m / 1449 sq ft (Including Garage)

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.