Sanders&Sanders ESTATE AGENTS

WATERLOO ROAD BIDFORD-ON-AVON ALCESTER



A rare opportunity to acquire a period, and rather elegant, semidetached linked property boasting flagstone flooring, a sizeable garden room and generous garden with two useful outhouses. Benefiting from driveway parking and being offered with no upward chain. The accommodation comprises: Entrance porch, lounge, dining room, kitchen, garden room with cloakroom, two bedrooms, generously sized bathroom, and rear garden.

£265,000

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

Web: www.sanders-sanders.co.uk

Waterloo Road, Bidford-on-Avon, Alcester, Warwickshire, B50 4JH

Lounge 13'10'' x 10'9'' (4.21 x 3.27)



Dining Room 13'11'' x 11'1'' (4.23 x 3.39)



Kitchen 10'9'' x 10'9'' (3.28 x 3.27)



Garden Room 14'10'' x 12'7'' (4.52 x 3.83)



Bedroom One 13'10'' x 10'10'' (4.22 x 3.29)



Bedroom Two 10'10'' x 10'9'' (3.30 x 3.27



Generously Sized Bathroom



Rear Garden









External Roof of Outhouse



Internal of Additional Outhouse



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.

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, dimensions, 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.