

# Sanders & Sanders

ESTATE AGENTS

## CHESTNUT WAY BIDFORD-ON-AVON ALCESTER



An extended and beautifully presented, link semi-detached property being situated within a small modern development, with children's nursery and delightful park. The accommodation comprises: Reception hallway, kitchen, lounge with extended open-plan family room with half vaulted ceiling and bi-fold doors, downstairs cloakroom, three bedrooms and bathroom. Driveway parking, fore-garden, pleasant garden to rear and side garage.

**£295,000**

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# Chestnut Way, Bidford-on-Avon, Alcester, Warwickshire, B50 4GF

## Lounge

14'4" x 13'5" (4.37 x 4.08)



## Bedroom One

13'6" x 7'11" (4.12 x 2.42)



## Extended Family Room

13'1" x 8'7" (4.00 x 2.61)



## Bedroom Two

11'11" x 7'11" (3.63 x 2.42)



## Kitchen

11'0" x 7'3" (3.36 x 2.20)



## Bedroom Three

9'1" x 6'2" (2.76 x 1.87)





## Bathroom



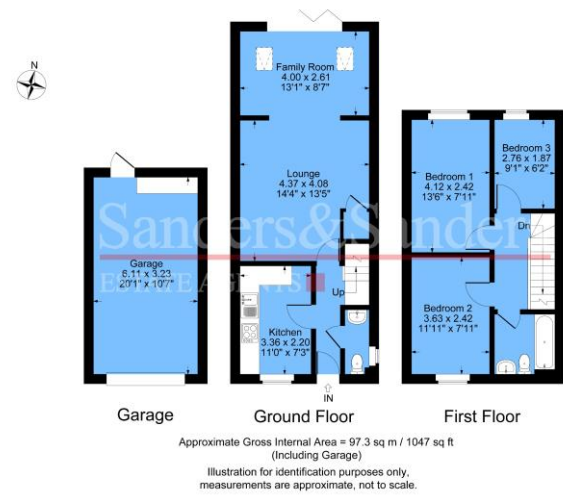
## Rear Garden



## Garage 20'1" x 10'7" (6.11 x 3.23)

### 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.

### Open Space Charge

Please note that there is a nominal annual charge of approximately £185.00 for the upkeep of the open space areas. This may be subject to change.

