

WARNER COURT BIDFORD-ON-AVON ALCESTER



A rare opportunity to acquire a most charming, period style, modern mews property being one of only five properties, located within this delightful, small, select development. Approached via a sweeping shared private driveway, boasting a sunny aspect rear garden and having the added benefit of a jointly owed separate plot of land for recreational purposes.

The double fronted accommodation comprises: Reception hallway, extended breakfast kitchen, living room with double doors, dining room, utility room and downstairs cloakroom. Two double bedrooms, en-suite bathroom, shower room, single garage and parking space.

£355,000

Warner Court, Bidford-on-Avon, Alcester, Warwickshire, B50 4FP

Reception Hallway



Extended Breakfast Kitchen

5.86m (19'3") x 2.74m (9')



Living Room

4.62m (15'2") x 3.90m (12'10")



Dining Room

3.80m (12'5") x 3.18m (10'5")



Utility

1.66m (5'5") x 1.58m (5'2")

WC

1.78m (5'10") x 1.58m (5'2")



Bedroom Two

3.56m (11'8") x 3.04m (10')

Bedroom One

4.35m (14'3") x 3.80m (12'5")



Shower Room

3.55m (11'8") max x 1.58m (5'2")

En-suite Bathroom

3.80m (12'5") x 2.09m (6'10")



Rear Garden



Garage 5.01m (16'5") x 2.65m (8'8")



There is a single garage allocated to the property, with parking space to the front.

Agents Notes

Because the property forms part of the old school grounds, we would recommend a chancel search.

Additional Land Owned jointly by Residents



Please note that this land is located to the rear and has restrictions on its use.

Service Charge

The residents have formed their own management company in order to maintain the shared private driveway and the additional land. The current cost for this is approximately £180.00 per year.

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.



Total area: approx. 121.5 sq. metres (1307.5 sq. feet)