

# Sanders & Sanders

ESTATE AGENTS

## CHESTNUT WAY BIDFORD-ON-AVON ALCESTER



A beautifully presented, deceptively spacious, and improved, modern detached family home located within strolling distance of a small local park and the village centre. Boasting a private and sunny aspect rear garden and having accommodation to include; Reception hallway, living room, generously sized open-plan kitchen/diner, utility room and downstairs cloakroom. Master bedroom with en-suite shower room, three further bedroom and family bathroom. Tandem driveway parking, fore-garden, and garden to rear. EPC rating B.

### £415,000

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

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

## Hall

5.82m (19'1") x 1.91m (6'3")



## Living Room

4.60m (15'1") x 3.61m (11'10")



## WC

1.84m (6'1") x 1.11m (3'8")



## Kitchen/Diner

5.62m (18'5") x 3.36m (11')



## Utility

1.67m (5'6") x 1.11m (3'8")

### Bedroom One

3.53m (11'7") x 3.23m (10'7")



### Bedroom Three

3.17m (10'5") x 2.68m (8'9")



### En-suite

1.96m (6'5") x 1.12m (3'8")



### Bedroom Four

2.28m (7'6") x 2.20m (7'3")



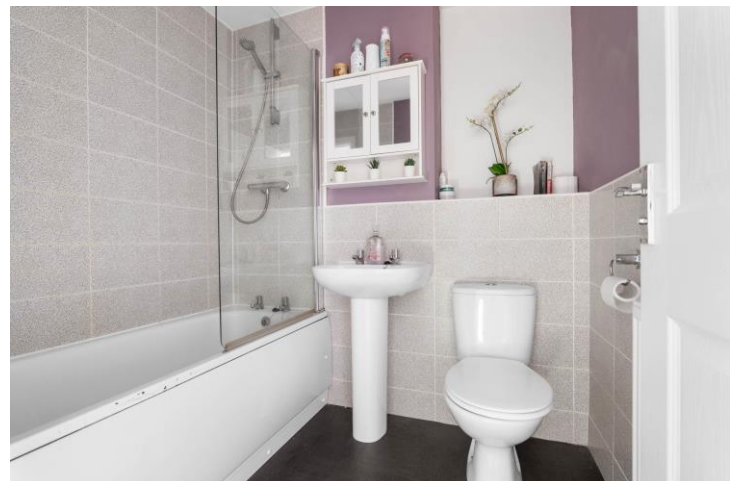
### Bedroom Two

3.58m (11'9") x 2.84m (9'4")



### Bathroom

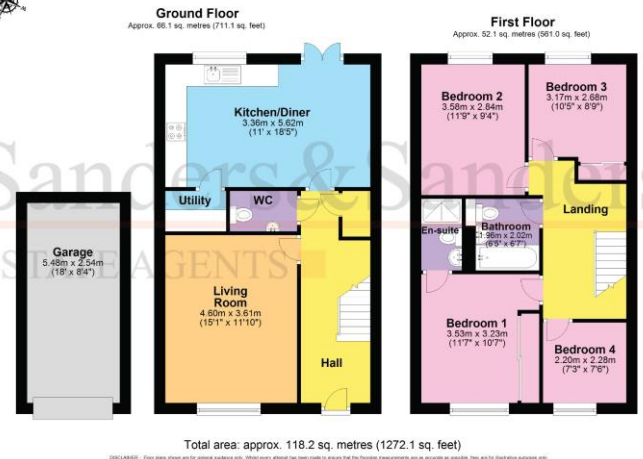
2.02m (6'7") x 1.96m (6'5")



### Garage

5.48m (18') x 2.54m (8'4")

## Southerly Aspect Facing Rear Garden



## 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 Service Charge

**There is an annual open space service charge payable to First Port for approximately £171.68. This may be subject to change.**

## 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.**