

## THE MEADOWS BIDFORD-ON-AVON ALCESTER



A rare opportunity to acquire a sizeable five-bedroom semi-detached family home boasting generously sized accommodation and offering a pleasant private outlook to the rear elevation. The extremely well-presented, and nicely proportioned property offers flexible accommodation to include: Reception hallway, living room, family room, sizeable L-shaped breakfast kitchen, utility/flexible room, downstairs cloakroom, main bedroom with en-suite shower room, four further bedrooms and family bathroom. Extended driveway parking and delightful garden to rear with patio area, side walkway and storage. EPC – C.

**£399,950**



# 35 The Meadows, Bidford-on-Avon, Warwickshire, B50 4AP

**Living Room**



**Family Room**



**Utility Reception Room**



**Breakfast Kitchen**





**Bedroom One**



**Bedroom Three**



**En-Suite Shower Room**



**Bedroom Four**



**Bedroom Two**



**Bedroom Five**





Bathroom

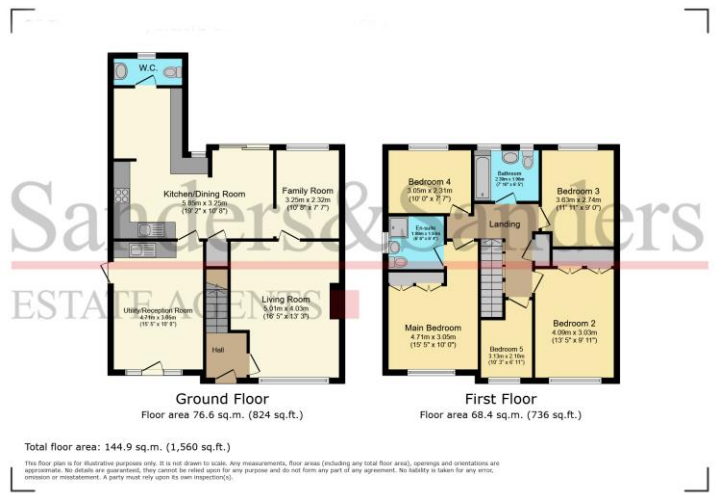


Rear Garden



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.



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.

Money Laundering Regulations – Identification Checks

In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Sanders&Sanders must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

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