



Leggett & James

The Vale of Evesham Property Experts



4 Garrard Close

Salford Priors, Evesham, WR11 8XG

Asking Price £299,950



Set in Salford Priors, which is conveniently set between the historic market towns of Evesham, Alcester and Stratford upon Avon, this three bedroom semi detached house has much to offer and enjoys a generous southerly facing rear garden.

Viewing of this property is highly recommended to appreciate both the property and the pleasant village location.



Entrance Hall

An obscure glazed front door opens to the hall, which has a radiator, stairs to the first floor and doors to:

Kitchen Dining Room 15'11 x 8'9 (4.85m x 2.67m)

with two double glazed windows to the front, radiator, a wall mounted 'Worcester' gas combination boiler and a useful built in pantry cupboard. The kitchen is fitted with a range of cupboards, drawers and work surfaces, a single drainer sink and a four ring electric cooker hob with an extractor hood above and oven below.

Living Room 15'11 x 11'1 (4.85m x 3.38m)

having double glazed sliding doors to the garden room, radiator, TV point, laminate flooring and a feature inset multi fuel stove.

Garden Room 13'11 x 10'11 (4.24m x 3.33m)

with twin doors opening to the rear garden and a ceramic tiled floor.

First Floor Landing

having access to the loft, radiator and doors leading off:

Bedroom One 11'3 x 8'8 (3.43m x 2.64m)

with a double glazed window to the rear, radiator and enjoying a fitted wardrobe, cupboard and drawers.

Bedroom Two 10'8 x 9'1 (3.25m x 2.77m)

having a double glazed window to the front, a radiator and a useful built in cupboard.

Bedroom Three 7'10 x 6'11 (2.39m x 2.11m)

with a double glazed window to the rear, radiator and fitted with a range of wardrobes, drawers and overhead cupboards.

Bathroom

having and obscure double glazed window to the front and fitted with a white suite comprising a low level WC, pedestal wash basin and a panel bath with tiled surround and a 'Triton' electric shower with a glass splash screen.

Outside

The front garden is laid out to lawn with a driveway to the side that provides off road parking for several vehicles and leads to a Detached Garage. A gated side access opens to the generous enclosed rear garden which enjoys a favourable Southerly aspect and is set out mainly lawn, which stretches away from the house.

Referrals

We routinely refer to the below companies in connection with our business. It is your decision whether you choose to deal with these. Should you decide to use a company below, referred by Leggett & James Ltd, you should know that Leggett & James Ltd would receive the referral fees as stated. Team Property Services £100 per transaction on completion of sale and £30 of Love2Shop vouchers on completion of sale per transaction.

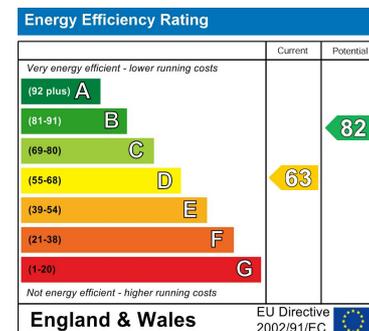
Area Map



Floor Plans



Energy Efficiency Graph



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