



Cherry Tree Crescent,
Salford Priors, WR11 8XF

Jeremy
McGinn & Co 

Available at Offers In The Region Of £425,000



Extended & Detached * Large corner plot * Four Bedrooms *
Garage * Gardens to three sides *

Situated in the heart of the peaceful village of Salford Priors, and occupying a prime position on a generous corner plot overlooking the attractive village green, this extended four-bedroom link-detached family home offers an exciting opportunity to create a truly special residence.

Approached via a block-paved shaped driveway with a lawned foregarden and access to the garage, the property enjoys a pleasant frontage. A pedestrian side gate leads to a wraparound garden, extending to the rear and providing excellent outdoor space with further potential for landscaping or extension (subject to the necessary permissions).

Internally, the property offers bright and spacious accommodation throughout. The ground floor comprises; porch and reception hall, a well-proportioned living room with access through to a separate dining room, a generously sized fitted breakfast kitchen, and a conservatory with a clear glazed roof—perfect for enjoying views of the garden all year round.

To the first floor are four good-sized bedrooms, offering flexible family living or home working space, along with a shower room and a separate WC.

Requiring modernisation and updating, this property presents a fantastic opportunity for buyers to personalise and add value, making it an ideal long-term family home in a sought-after village setting.

Early viewing is highly recommended to appreciate the potential and enviable location on offer.





Tax Band: D

Council: Stratford

Tenure: Freehold

Salford Priors is a rural, agricultural village and civil parish about four miles south-west of Alcester and half a mile from Bidford on Avon in Warwickshire. The village is eight miles from the popular tourist town of Stratford upon Avon, the birthplace of William Shakespeare, and the River Avon runs near to it. Evesham lies seven miles to the south-west and is an important agricultural centre and soft fruit-growing area.

The village has its own Primary School, a Village Hall and a well-stocked village shop. There is also many open spaces to enjoy locally, and a versatile Playing Fields for all to use.


Floor Plan



Map



Energy Performance

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	



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