



Priors Grange,
Salford Priors, WR11 8XP

Offers In The Region Of £400,000

4 2 2 C

Tucked in at the top of a quiet Cul-de-Sac in an attractive residential location, a beautifully presented modern link-detached family home offering spacious family-size accommodation to include a large loft conversion providing a Fourth Bedroom with Office/Dressing area on the second floor.

Currently the accommodation includes a reception hall, a bright Living room, open-plan Dining Kitchen with integral appliances, tiled flooring and a Dining area with french doors opening to the Garden. There is also a Cloakroom/cupboard and a Downstairs WC.

The first floor has THREE good size Bedrooms, the Master Bedroom having a re-fitted En-Suite and a Family Bathroom. From the landing a second staircase rises to the fabulous Fourth Bedroom with Velux windows front and rear. (This room could be adapted with the addition of an en-suite if required).

Outside, to the front there is driveway parking for two vehicles and a Garage, The front garden to the side is mainly lawned with mature hedge. (This area could provide additional parking if required).

The Rear Garden is fully enclosed with paved



seating area and a variety of shrubs and climbers along with an attractive garden tree towards the rear. There is gated side access to the front. There is also a Garage with pedestrian door at the rear opening into the garden.

NB. The property is situated within walking distance of the excellent amenities of the village including the Primary School, the large open playing fields with a variety of activities and a well-stocked corner shop.







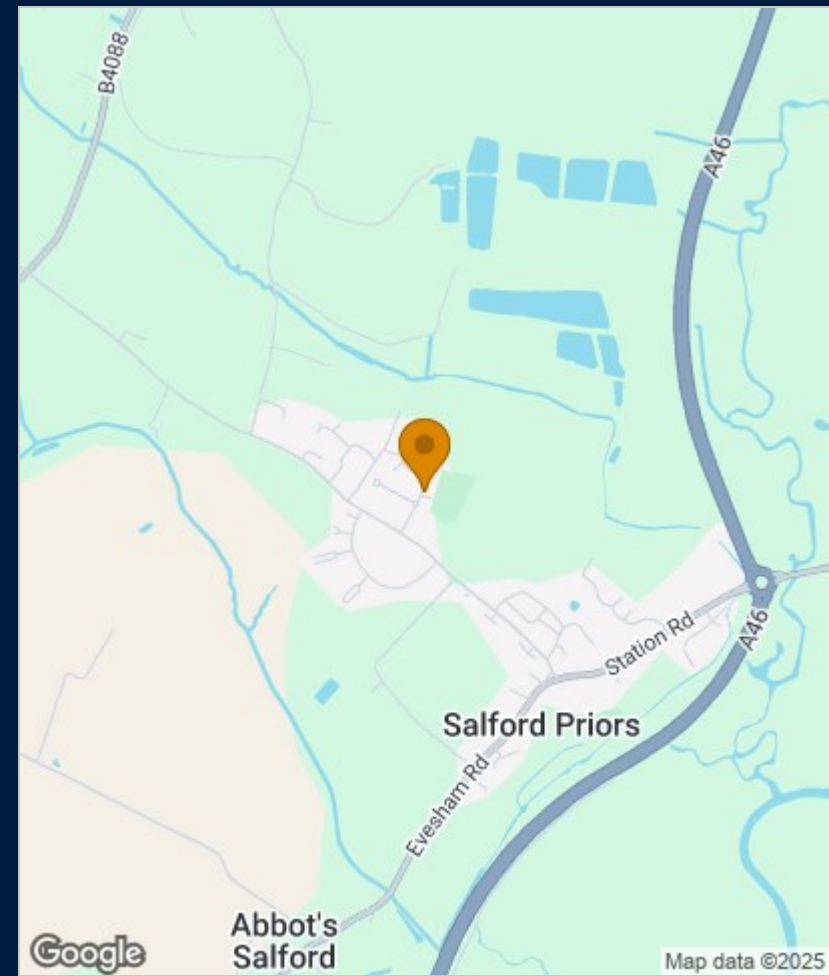
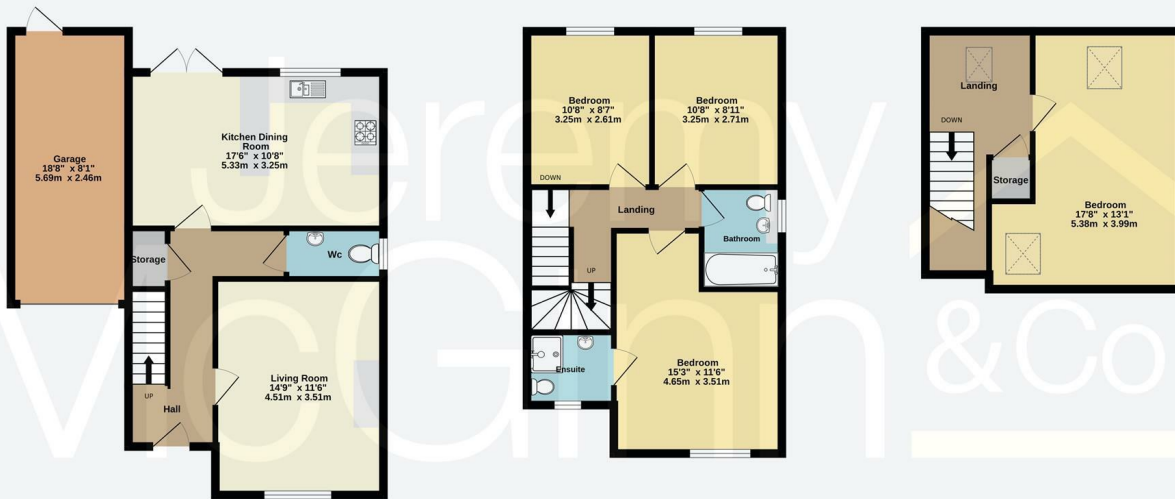
Tax Band: D

Council: Stratford

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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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	79

Jeremy
McGinn & Co

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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