



Cedar Close, Salford Priors

Evesham, WR11 8AL

Jeremy
McGinn & Co 

Available at Offers In The Region Of £340,000



Situated in a prime position with countryside/farmland VIEWS to front and rear, an immaculately presented modern Semi-Detached home built in 2021 by Cala Homes. This lovely home is in 'move-in' condition and offers deceptively spacious accommodation and a landscaped and SOUTH-FACING, REAR GARDEN.

Approached over a shared access drive to private parking (with electric point) for two vehicles at the side of the property which leads to the Detached GARAGE with electric roller door. Internally the accommodation includes; spacious reception hall, contemporary breakfast kitchen with integrated appliances and breakfast bar, and a large living room opening to an equally large, conservatory with self-cleaning glass roof. There is also a downstairs WC and a cloaks cupboard.

Upstairs there are TWO DOUBLE BEDROOMS, both with fabulous open views over countryside, fitted wardrobes and one with an Ensuite Shower room. There is also a well-fitted Bathroom.

Outside; A large paved patio to immediate rear leads onto the level lawn which continues down the garden to a further seating area with pergola and a large timber shed. There is a door and window into the Garage and gated access to the drive at the side.

NB. The property is Freehold although there is a Maintenance charge of £180.00 per annum.





Tax Band: C

Council: Stratford

Tenure: Freehold

Salford Priors is a rural, agricultural village and civil parish about 4 miles south-west of Alcester and half a mile from Bidford on Avon in Warwickshire. The village is 8 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 7 miles to the south-west and is an important agricultural centre and soft fruit-growing area.

St Matthew's is the parish church of Salford Priors and surrounding hamlets and dates back in part to the 11th century.

The village includes a well-supported Post Office and Store, a highly regarded Primary School, and an exciting Outdoor Playing Field.

Floor Plan



Map



Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Money Laundering Regulations – Identification Checks

In line with 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 Jeremy McGinn & Co 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.

Please note that this fee is non-refundable under any circumstances.

49A High Street, Alcester, Warwickshire, B49 5AF
Tel: 01789 868587 Email: alcester@jeremymcginns.com
www.jeremymcginns.com