



**Ban Brook Road,**  
Salford Priors, WR11 8XE

Jeremy  
McGinn & Co 

Available at  
Offers In The Region Of £385,000



Situated in a quiet tree-lined road in the village of Salford Priors, a well-presented Link-Detached Family home offering spacious living accommodation having the addition of a ground floor extension.

Set well back from the road, the property is approached over a large shaped and gravelled driveway providing parking for at least three vehicles, with a large, lawned front garden to the side.

Internally the accommodation includes; an entrance porch, a reception hall with oak-effect flooring which continues into the impressive open-plan Family/Dining/Kitchen having two sets of bi-folds to the garden, a roof lantern and a modern fitted kitchen with some Neff appliances. The kitchen is complimented by a separate utility room, a downstairs cloakroom and a garage store room. To the front is the Living room with picture window and a double-sided wood burner.

Upstairs the landing leads to the Three Bedrooms, two of which are doubles and a good size single, along with a contemporary Family Bathroom with bath and separate walk-in shower.

The rear Garden has a Westerly aspect therefore enjoys the afternoon and evening sunshine, and is fully enclosed with part wall/part fencing. There is a timber shed at the rear providing additional storage.





**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.

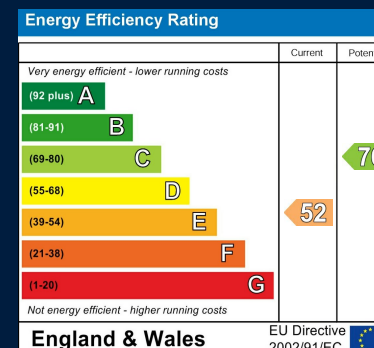
# Floor Plan



# Map



# Energy Performance



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