



# Cedar Close , Salford Priors

Evesham, WR11 8AL

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McGinn & Co



## Available at Offers In The Region Of £350,000



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 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 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 having 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 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



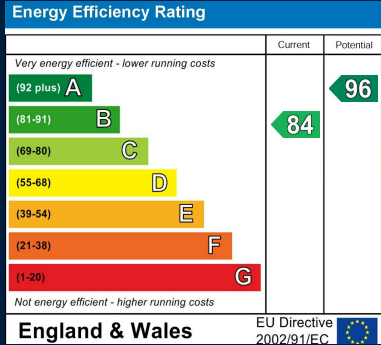
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# Map



# Energy Performance



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