



**Arrow Close ,**  
Salford Priors, WR11 8AG

Jeremy  
McGinn & Co 

# Available at Offers In The Region Of £339,000



An immaculately presented, semi-detached, modern family home situated in a quiet Cul-de-Sac in a prime position overlooking an open 'green' with large, mature Pecan tree taking centre stage.

The property is approached over a private drive off Arrow Close which leads to number 3 and 2 other properties. To the side there is parking and a Garage.

A small front garden with central pedestrian path leads to the front door which opens into the Reception Hall. A staircase rises to the first floor and doors open to a Downstairs WC and the bright and spacious, Open-plan Living room with Dining area. The Living area overlooks the good size Rear Garden through french doors and full-height windows either side.

The modern fitted Kitchen is accessed from the Living area and includes a good range of fitted kitchen cupboards in cream gloss set off with wood effect worktops. Integral appliances include dishwasher, automatic washing machine and a fridge/freezer. There is a picture window to the front overlooking the 'green.'

Upstairs, the Landing leads to THREE good size Bedrooms, the Master Bedroom with EN-Suite Shower room and built-in Double Wardrobe. There is also a smartly fitted Family Bathroom with bath and overhead Shower.

The Rear Garden, which has a NW aspect, will enjoy a good deal of afternoon and evening sunshine. Fully enclosed with timber fencing/part brick with a side gate leading to the side and the Garage.

Offered for sale with NO UPWARD CHAIN.





**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.



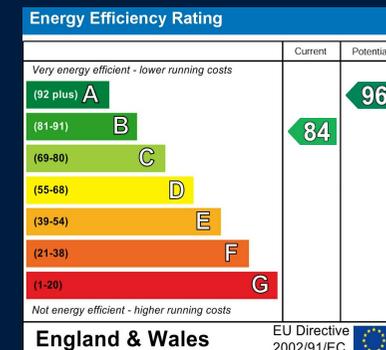
# Floor Plan



# Map



# Energy Performance



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