



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.

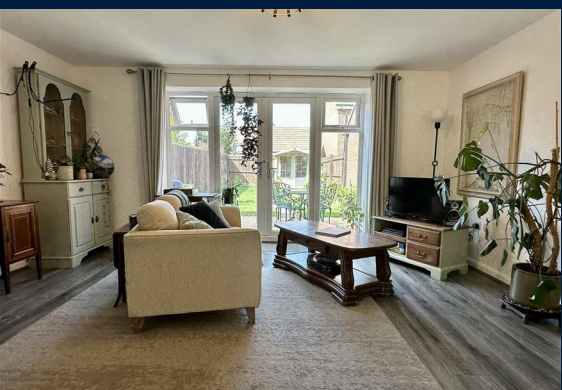
The modern fitted Kitchen is accessed from the Living area and includes a good range of fitted kitchen cupboards in cream gloss set off with wood effect worktops. Integral appliances include dishwasher, automatic washing machine and a fridge/freezer. There is a picture window to the front overlooking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

Money Laundering Regulations – Identification Checks

In line 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.

Floor Plan



Map

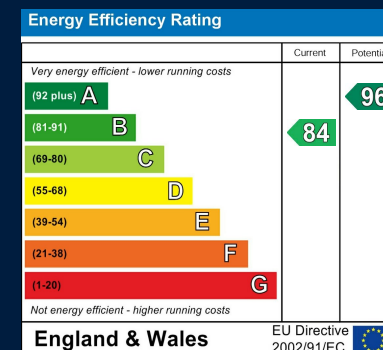


Salford Priors is a rural, agricultural village and civil parish about four miles south-west of Alcester and half a mile from Bidford on Avon in Warwickshire. The village is eight miles from the popular tourist town of Stratford upon Avon, the birthplace of William Shakespeare, and the River Avon runs 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.

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Energy Performance



Jeremy McGinn & Co

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