



Damson Way , Bidford-on-Avon

Alcester, B50 4NB

Jeremy
McGinn & Co 

Available at Offers Over £500,000



A handsome detached executive home set in an excellent position fronting onto a wide open area within this highly popular residential development on the outskirts of Bidford on Avon.

Having purchased the property when brand new, the current owners paid extra for numerous upgrades including tiled floors throughout the ground floor (except Study), extra units in the kitchen & utility room, entertainment unit in the Living Room, extended patio & extra outside power points.

The accommodation is presented in excellent order throughout and benefits from gas central heating & uPVC double glazing - Reception Hall, Guest Cloaks/WC, Study, Living Room, Fabulous Full Width Dining Kitchen, Utility Room, Landing, Master Bedroom with fitted wardrobes & Ensuite, Guest Bedroom with Ensuite, 2 Further Bedrooms & Family Bathroom including separate walk in shower in addition to the bath.

There is a large Single Garage with storage above to the side along with a generous 2 car driveway. To the rear of the property there is a pleasantly private garden to which there is access on both sides.





Tax Band: F

Council: Stratford District Council

Tenure: Freehold

Bidford on Avon comprises a popular riverside village situated a few miles downstream from Stratford upon Avon and boasts a rich history with many characterful properties and a fine range of local amenities including shops, cafés, pubs and restaurants in addition to a supermarket and new medical centre.

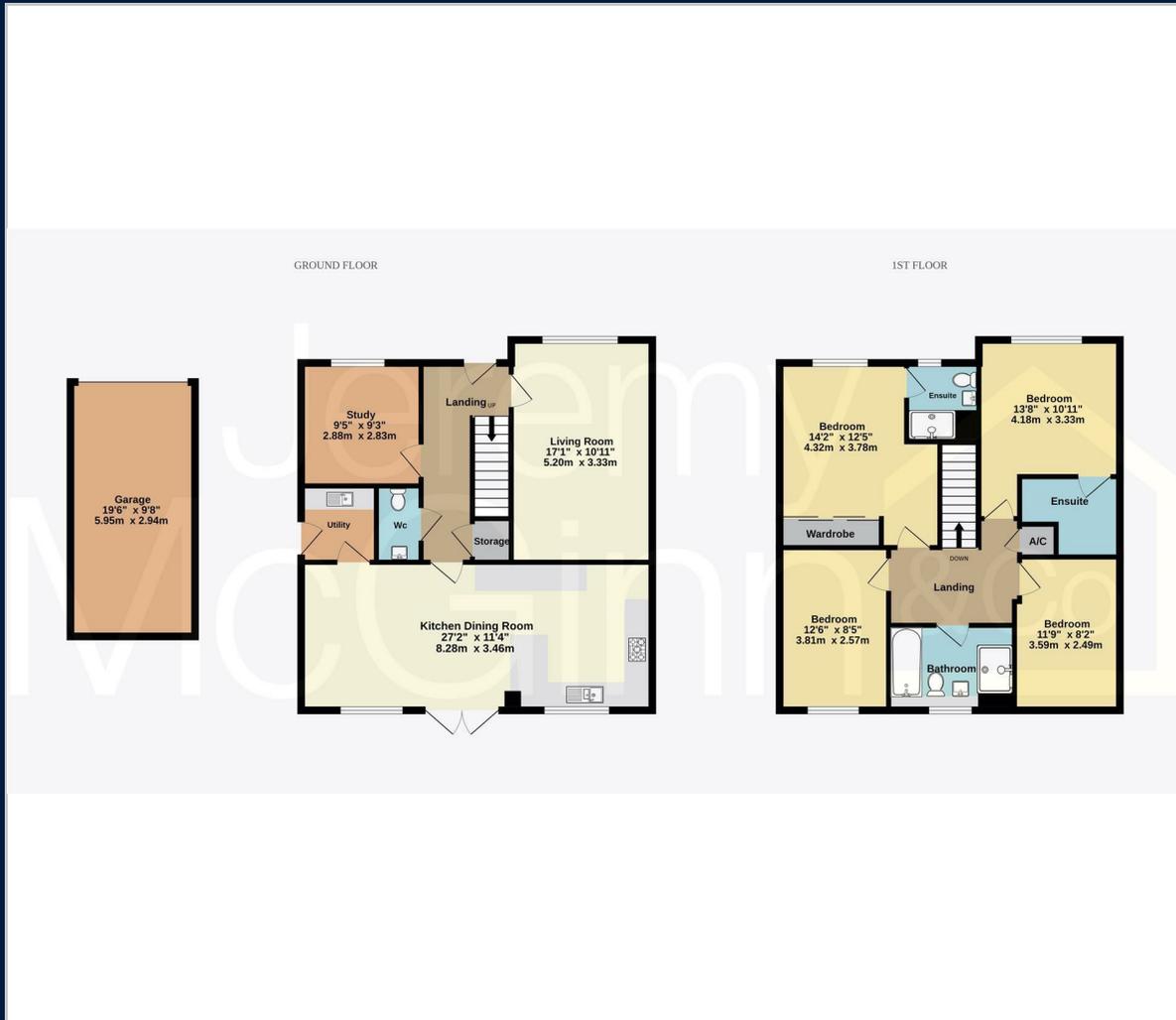
Bidford's proximity to Stratford upon Avon & Alcester to which there are regular public transport services makes this a convenient place to live with so many country & riverside walks right on the doorstep.

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



Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B	85	
(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.

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